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CHINO SPHERE OF INFLUENCE SUBAREA 1

Chino Valley Dairy Preserve

GENERAL PLAN



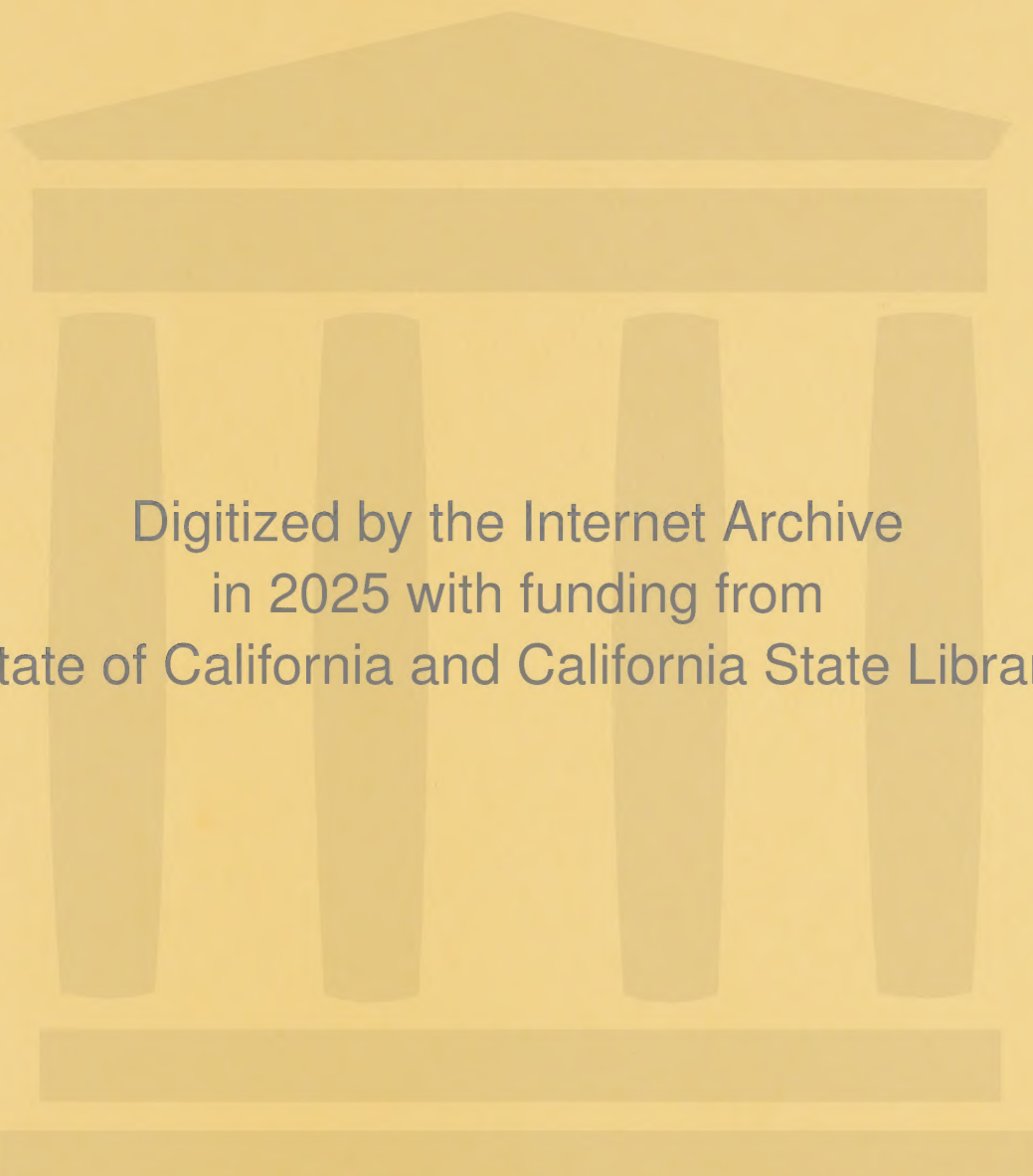
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CITY OF CHINO



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CITY OF CHINO
CHINO SPHERE OF INFLUENCE SUBAREA 1 GENERAL PLAN

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Glenn Duncan, Mayor Pro Tem
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Mike Kolling
Patrick Griffin
Tina Sray

Prepared By

Charles E. Coe, AICP
Carrie Richardson, Project Manager

RESOLUTION NO. 98-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING THE CHINO GENERAL PLAN TO ADD VARIOUS PROVISIONS TO THE LAND USE AND CIRCULATION ELEMENTS RELATED TO THE CHINO SPHERE OF INFLUENCE - SUBAREA 1 PLAN

WHEREAS, the City has prepared an amendment to the Chino General Plan to add various provisions to the land use and circulation elements related to the Chino Sphere of Influence - Subarea 1 Plan; and

WHEREAS, the Chino Planning Division has completed its study of the proposed general plan amendment; and

WHEREAS, the Planning Commission has reviewed and held public hearings concerning the proposed general plan amendment and has recommended the City Council approve the amendment; and

WHEREAS, all provisions of the California Government Code and Chino Municipal Code related to the proposed general plan amendment have been complied with, including noticed public hearings; and

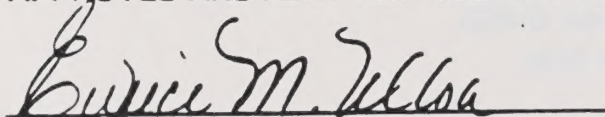
WHEREAS, the City Council has completed its study of the proposed general plan amendment; and

WHEREAS, the full environmental impacts of the proposed general plan amendment have been adequately reviewed in conjunction with the Chino Sphere of Influence - Subarea 1 Final Tiered Program Environmental Impact Report; and

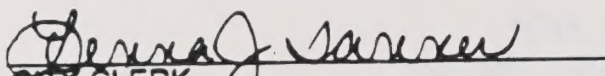
WHEREAS, the proposed general plan amendment is reasonable and beneficial at this time because it provides a comprehensive framework for addressing future planning and development within the Chino Sphere of Influence - Subarea 1.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Chino certifies the Final Tiered Program Environmental Impact Report and adopts the Statement of Overriding Considerations, and approves the proposed general plan amendment, as further described in Exhibit "1."

APPROVED AND ADOPTED THIS 18TH DAY OF AUGUST 1998.


MAYOR

ATTEST:


CITY CLERK

State of California)
County of San Bernardino) §
City of Chino)

I, Lenna J. Tanner, City Clerk of the City of Chino, do hereby certify that the foregoing Resolution of the City of Chino was duly adopted by the City Council at a regular meeting held on the 18th day of August 1998, by the following votes:

AYES: COUNCIL MEMBERS: ULLOA/DUNCAN/ROBBINS/SALGADO/YATES

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

Lenna J. Tanner
CITY CLERK

EXHIBIT "1"

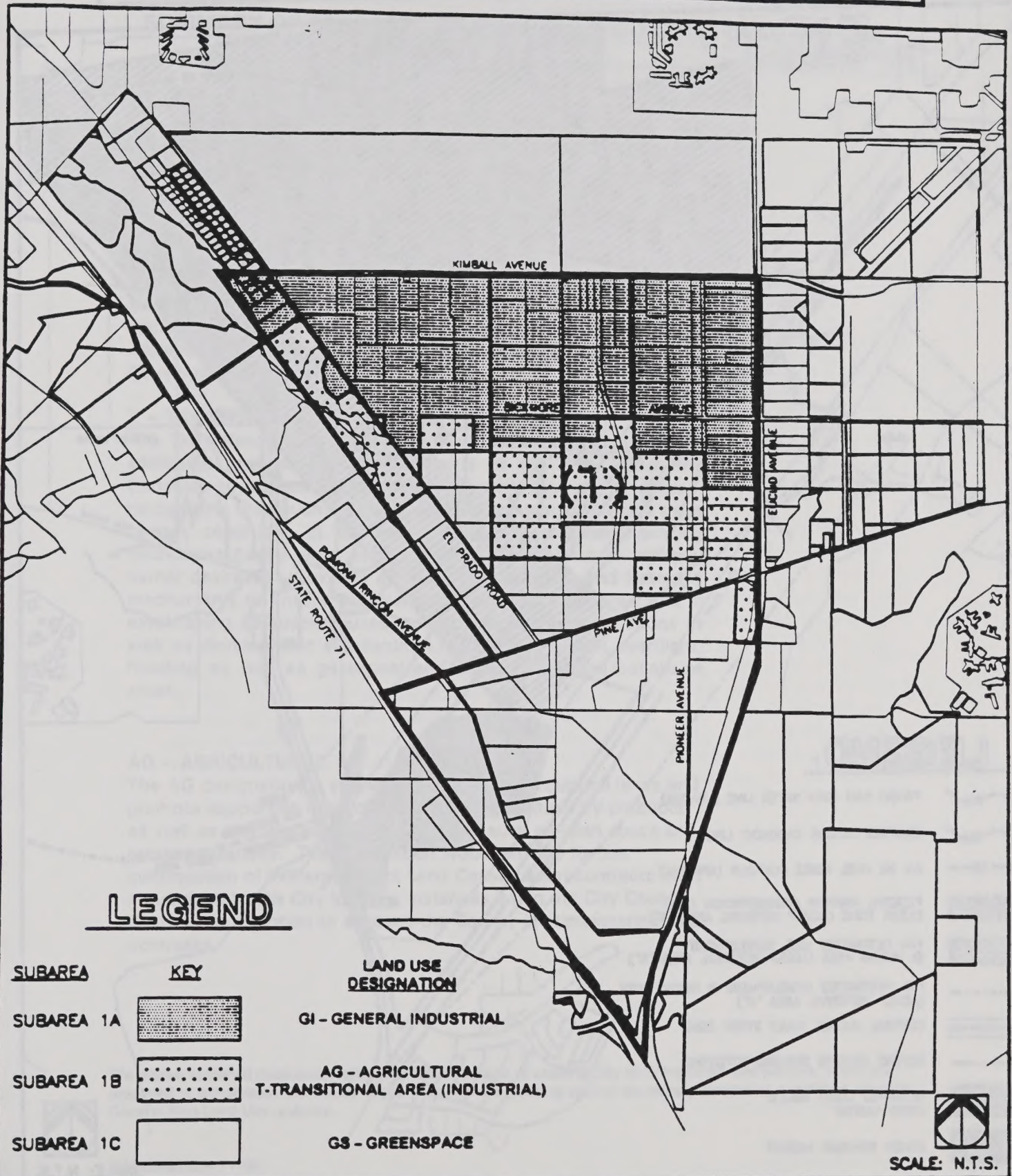
GENERAL PLAN AMENDMENT NO. 98-02

- A. Add the Sphere of Influence/Chino Valley Dairy Preserve Subarea 1 Plan to the Chino General Plan.**
- B. Land Use Element Amendments**
 - 1. Amend the Chino General Plan Land Use Map to include the area and land use designations as shown on Exhibit "1-A" and the environmental and airport overflight constraints reflected in Exhibit "1-B."
 - 2. Amend the Chino General Plan Land Use Element (Chapter II) to include the land use designation descriptions and revisions outlined in Exhibit "1-C" including the Industrial Land Uses, Open Space Land Uses and Special Planning - Overlay Areas Sections of Chapter II.
- C. Circulation Element Amendments**
 - 1. Amend the Chino General Plan Circulation Element (Chapter III) maps and tables (Exhibit 18 – Master Plan of Arterials) to reflect the area and roadway classifications and cross sections as shown on Exhibit "1-D."
 - 2. Amend the General Plan Roadway Characteristics (Table 7) of the Circulation Element (Chapter III) to reflect trails and roadway R-O-W requirements outlined on Exhibit "1-D."
 - 3. Amend the Master Plan of Bicycle and Equestrian Trails (Exhibit 27) of the Circulation Element (Chapter III) to reflect trail locations and characteristics as shown on Exhibit "1-D."

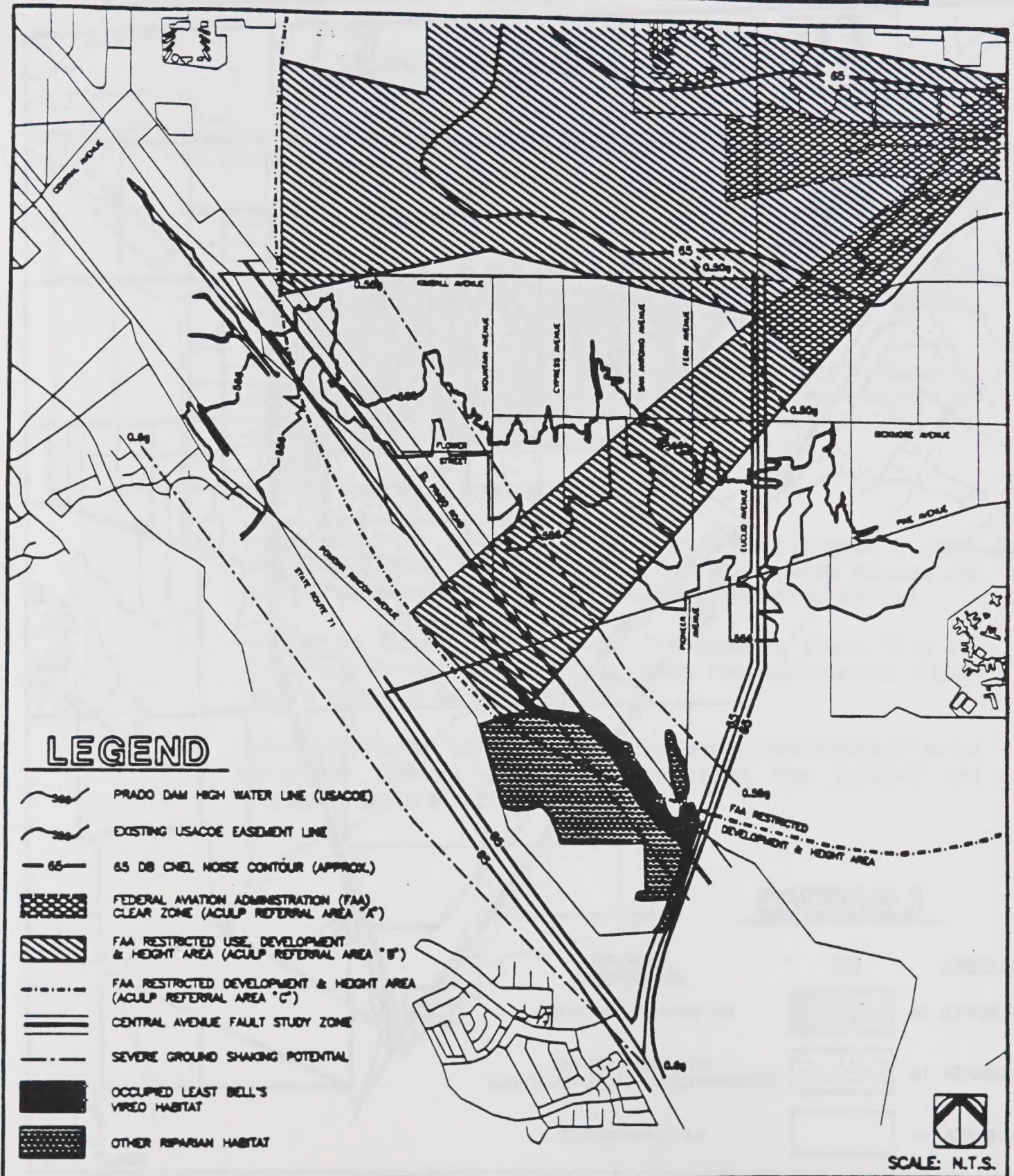
SPHERE SUBAREA 1 GENERAL PLAN

1-A

GENERAL PLAN LAND USE MAP



1-B ENVIRONMENTAL CONSTRAINTS (EC) COMPOSITE MAP



SPHERE SUBAREA 1 GENERAL PLAN

Resolution No. 98-48/General Plan Amendment No. 98-02
Exhibit 1-C

SUMMARY OF PROPOSED GENERAL PLAN LAND USE DESCRIPTIONS

DESCRIPTION	DESIGNATION TYPE
GI - GENERAL INDUSTRIAL The GI designation provides for industrial or manufacturing uses which would allow for a full range of industrial employment, especially in large, single-user operations which can be classified as heavy by nature and which may generate heavy traffic, noise or odors. The uses permitted in this designation would correspond to those permitted in the M2-General Industrial zoning district and would generally consist of uses which have greater land area requirements, and which may require rail service. It is recommended that a two-acre minimum lot size apply. It is further the intention of this land use designation to implement the City's adopted Warehouse/Distribution Center Development Policy.	1
T - TRANSITIONAL AREA - INDUSTRIAL The Transitional Area - Industrial Land Use designation requires additional analysis for any portion(s) of the area where the transition to a more intense urban industrial land use is desired, recognizing that such a land use transition would need to meet certain conditions in addressing logical development phasing boundaries based upon service availability and mutual property owner desires; in providing adequate infrastructure and financing mechanisms to ensure the availability of needed services; and in establishing appropriate uses, parcel sizes and configurations as well as development standards in response to airport overflight, flooding as well as geological and biological/cultural constraint areas.	1
AG - AGRICULTURAL The AG designation is intended to preserve agricultural lands and promote supportive related uses and/or agricultural by-products as well as promote compatible activities such as open space and recreational uses. The designation would provide for the continuation of Williamson Act Land Conservation contracts after annexation to the City in those instances when the City Council declares its intention to succeed the County in administering said contracts.	1, 2

The above screened description items will entail changes to existing City of Chino codes and policies, which are proposed to either meet the unique needs of the sphere planning area or are being proposed as a result of citywide General Plan Land Use updates.

DESIGNATION TYPE:

1. General Plan Land Use DesignationText Modification
2. General Plan Land Use Map Category Modification

SUMMARY OF PROPOSED GENERAL PLAN LAND USE DESCRIPTIONS

DESCRIPTION	DESIGNATION TYPE
GS – GREENSPACE “Green Space” is intended to implement the City’s Open Space and Conservation Element goals and policies by creating a land use designation which preserves agricultural, cultural and historical resources as well as protects natural plant and animal habitats. The use designation maintains and permits the use of open space for outdoor recreational uses such as golf courses; protects biotic and open space resources that link with regional habitat corridors and conservation management plans; the GS land use designation acts to not only protect open space as a valuable resource, it also acts to protect public health, safety and welfare and reduce financial burdens imposed by the improper use of lands which are subject to hazards, such as periodic floods.	1, 2
AO – AIRPORT OVERFLIGHT The Airport Overflight Land Use designation promotes public health, safety and general welfare in the vicinity of Chino Airport by minimizing exposure to crash hazards and high noise levels generated by airport operations and by encouraging future development that is compatible with the continued operation and future expansion of the airport and environs. Compatibility of adjacent land uses and airport activities will be coordinated with the Airport Compatibility Land Use Plan, which delineates the limitations on land uses and development standards for areas within overflight impact boundaries to ensure concerns and standards are addressed during the development and use of properties within this special planning area.	1

The above screened description items will entail changes to existing City of Chino codes and policies, which are proposed to either meet the unique needs of the sphere planning area or are being proposed as a result of citywide General Plan Land Use updates.

DESIGNATION TYPE:

1. General Plan Land Use DesignationText Modification
2. General Plan Land Use Map Category Modification

SUMMARY OF PROPOSED GENERAL PLAN LAND USE DESCRIPTIONS

DESCRIPTION	DESIGNATION TYPE
-------------	------------------

EC – ENVIRONMENTAL CONSTRAINTS

1, 2

The Environmental Constraints Land Use designation preserves and protects the public health, safety and general welfare by minimizing hazards due to potential faulting and earth movement or inundation through the requirement for special studies in identified areas subject to potential fault or flood hazards. In addition, the designation also acts to preserve and protect biological, cultural and paleontology resources. Special studies and site surveys, along with appropriate design, development and other mitigations would be required prior to the establishment of new uses or initiation of improvement activities in identified sensitive areas. Constraint series maps more specifically identify areas where the following would apply:

- Biotic and Cultural Resources Preservation – requires protection and preservation of biological, cultural and paleontologic resources through site surveys and development of appropriate case-by-case resource management programs.
- Fault Hazard Protection – requires field investigations within the Central Avenue Fault Zone consistent with state guidelines as defined in the Alquist-Priolo Special Studies Act and establishes construction setbacks based upon direct geologic evidence.
- Flood Hazard Protection – restricts uses within the Prado Dam flood inundation area and requires the preparation of site specific flood and drainage plans. Such plans would identify necessary improvements to reduce the threat of inundation in developing areas and would ensure that adequate drainage systems are in place to alleviate flooding hazards associated with urbanization.

The above screened description items will entail changes to existing City of Chino codes and policies, which are proposed to either meet the unique needs of the sphere planning area or are being proposed as a result of citywide General Plan Land Use updates.

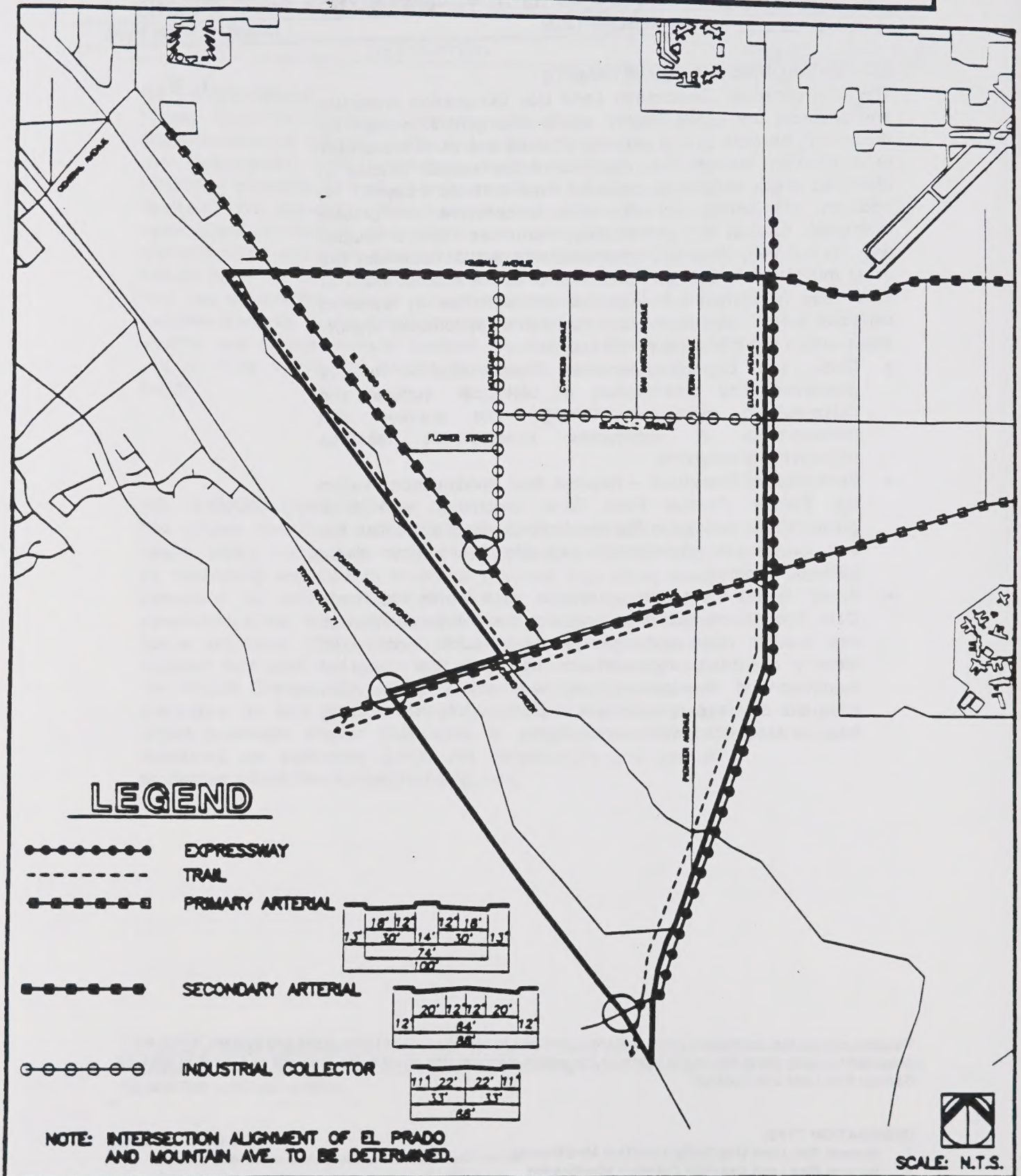
DESIGNATION TYPE:

1. General Plan Land Use DesignationText Modification
2. General Plan Land Use Map Category Modification

SPHERE SUBAREA 1 GENERAL PLAN

1-D

GENERAL PLAN ROADWAY CLASSIFICATIONS & CROSS SECTIONS



RESOLUTION NO. 98-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, CERTIFYING THE FINAL TIERED PROGRAM ENVIRONMENTAL IMPACT REPORT AND ADOPTING THE STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE CHINO SPHERE OF INFLUENCE - SUBAREA 1 GENERAL PLAN AMENDMENT

WHEREAS, the City of Chino has prepared the Final Tiered Program Environmental Impact Report to review all potential environmental impacts associated with the Chino Sphere of Influence - Subarea 1 General Plan Amendment; and

WHEREAS, the subject proposal is considered a "project" pursuant to the provisions of the California Environmental Quality Act (CEQA), and a Tiered Program Environmental Impact Report has been prepared for this project and has been duly noticed and circulated for public review and comment in accordance with CEQA; and

WHEREAS, the Chino Planning Commission has reviewed the Draft and Final Tiered Program Environmental Impact Report including the Response to Comments and Mitigation Measures, and considered public and outside agency comments at duly advertised public hearings from June 1, 1998 to July 20, 1998, and finds that it adequately addressed the potential environmental impacts of this subject project; and

WHEREAS, the California Environmental Quality Act and the State CEQA Guidelines require that, prior to project approval, the City Council shall make certain certifications and findings;

NOW, THEREFORE, BE IT RESOLVED BY THE CHINO CITY COUNCIL AS FOLLOWS:

1. The City Council hereby certifies that the Final Tiered Program Environmental Impact Report has been prepared in compliance with the CEQA, and the EIR has been presented to the City Council, and the City Council reviewed and considered the information contained in the EIR prior to taking action on the subject project. The City Council finds that the EIR reflects independent judgement.
2. The City Council hereby adopts the Statement of Overriding Considerations as set forth in Exhibit "A" attached hereto; and the Mitigation Monitoring Program as set forth in Exhibit "B" attached hereto, all of which are incorporated herein by reference.

APPROVED AND ADOPTED THIS 18TH DAY OF AUGUST 1998.

Enrique M. Ulloa
MAYOR

ATTEST:

Lenna J. Tanner
CITY CLERK

City of Chino)
County of San Bernardino) ss.
State of California)

I, Lenna J. Tanner, City Clerk of the City of Chino, do hereby certify that the foregoing Resolution of the City of Chino was duly adopted by the City Council at a regular meeting held on the 18th day of August 1998, by the following votes:

AYES: COUNCIL MEMBERS: ULLOA/DUNCAN/ROBBINS/SALGADO/YATES

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

BY: Lenna J. Tanner
CITY CLERK

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Introduction

Chino Valley Dairy Preserve

City of Chino General Plan

The Chino Subarea 1 General Plan represents the first phase of a multi-year effort to plan for the future of that portion of the Chino Valley Dairy Preserve located within the City of Chino's Sphere of Influence. This effort has culminated in a plan which will protect and preserve biological and wildlife habitat; promote open space and choice of recreational opportunities for the benefit of Chino and area-wide residents; encourage the development of the City's employment base by increasing employment opportunities within an expanded and diversified industrial base; continue to support the historical agricultural activities in the area; and ensure that development or other changes that occur in the area will be accomplished in a manner that will protect the health, safety and welfare of all concerned.

INTRODUCTION

The proposed General Plan Amendment is intended to create a land use and circulation system framework along with related policies and implementation tools to guide future urbanization within the 1,810 acres known as Subarea 1 of the City of Chino Sphere of Influence.

Use of the General Plan Document

One of the goals in preparing the Chino Sphere of Influence General Plan was to ensure that the document would be easy to read and provide a comprehensive overview of summarized

information in one report. Numerous background studies, environmental assessment reports, and other related information form the basis for the material presented in this document. Effort has been made to maximize use of visual presentation in the form of maps and tables. The report attempts to consolidate and provide a description of:

- existing conditions and constraints as well as the numerous opportunities which exist for future uses of the land; and
- the various legislative actions which will be needed to initiate land use changes in the area as well as future implementation strategies.

The report also addresses the two following basic questions if and when annexation of all or a portion of the area takes place and becomes a part of the City of Chino:

- **What future uses and improvements can be expected to take place on individual properties?** (See section No. 3 of this report entitled "Land Use Plan")
- **How will the roadways be ultimately improved?** (See "Circulation Plan;" section No. 4)

The Draft General Plan Land Use and Environmental Constraints maps are shown in Figures 3-A and 3-B. Related land use descriptions and legislative actions can be found in Table 3, which is a "Summary of Proposed General Plan and Related Zoning District Land Use Descriptions." The Draft General Plan Circulation diagram including a related description of future roadway improvements is illustrated in Figure 4-A.

Purpose and General Plan Requirements

As discussed above, this General Plan document describes land use and circulation system designations along with implementation measures that will be used by the City to guide future actions in the Chino Sphere of Influence. These items and related information have been 'consolidated' into a single document for a number of reasons, including the desire to provide ease of future document maintenance, and to ensure consistent plan implementation.

The California General Plan Guidelines mandate that a city's general plan include the following seven elements:

- Land Use
- Conservation
- Safety
- Housing
- Circulation
- Open Space
- Noise

Although the state guidelines require that all of these elements be contained in a general plan, they allow local jurisdictions discretion as to how they are formatted and organized. The City's existing General Plan addresses each of these elements separately on a citywide basis.

It was determined that due to the many unique characteristics found in the Agricultural Preserve (not to mention the sheer size of the planning area), it would be appropriate to address these elements in a single comprehensive document, much like a specific plan.

Related Reports & Resources

In addition to the information provided in this General Plan amendment, the following additional information is available upon request:

Planning Process Overview Report

This report summarizes background issues and activities related to undertaking the Sphere of Influence General Plan Study, including anticipated timetables and scope of work efforts.

Description and Environmental Setting Study

A full report is available in addition to an abbreviated Executive Summary Report. The text and map series found within this document describes the environmental setting of the first phase study area within the Agricultural Preserve. This information was utilized as the basis for the subsequent and more extensive environmental analysis found in the Environmental Impact Report (EIR).

Preliminary Land Use and Circulation Study

The initial draft included a workbook format to solicit citizen feedback.

Environmental Impact Report and Appendices

This document was prepared to meet the requirements of the California Environmental Quality Act (CEQA). It provides an assessment of the environmental impacts associated with the 'project' which includes the proposed General Plan and subsequent implementation actions including annexation and future development activities. In evaluating the proposed General Plan Amendment, it is important to understand the potential impacts

associated with the proposal prior to making decisions on the plan. The report Appendices contains further technical support and informational material including air quality, noise impacts, Geology, soils engineering and seismicity, cultural and biological resources and constraints, and extensive traffic impact analysis.

City of Chino General Plan

The City of Chino General Plan contains goals, objectives, policies and programs to guide future development and resource allocation. These elements would be amended upon adoption of this proposed General Plan Amendment to guide future activity in the Subarea 1 Sphere of Influence following annexation to the City.

City of Chino Zoning Ordinance

At the time all or portions of the Subarea 1 are subsequently annexed into the City, the area would be concurrently pre-zoned with appropriate land use districts corresponding to the General Plan land use designations outlined in this document. The "Official Zoning Map" of the City would thereupon be amended to indicate the zoning classification of such annexed areas.

Other Informational Resources

Other germane information relevant to the proposed General Plan Amendment include:

- A Memorandum of Understanding between the City of Chino and the Kimball Avenue area property owners. In April of 1995 the Chino City Council approved a memorandum of understanding which provided that property owners and the City would work cooperatively toward annexation and development of Subarea 1 and

also established a plan for how future services would be provided and who would pay for those services.

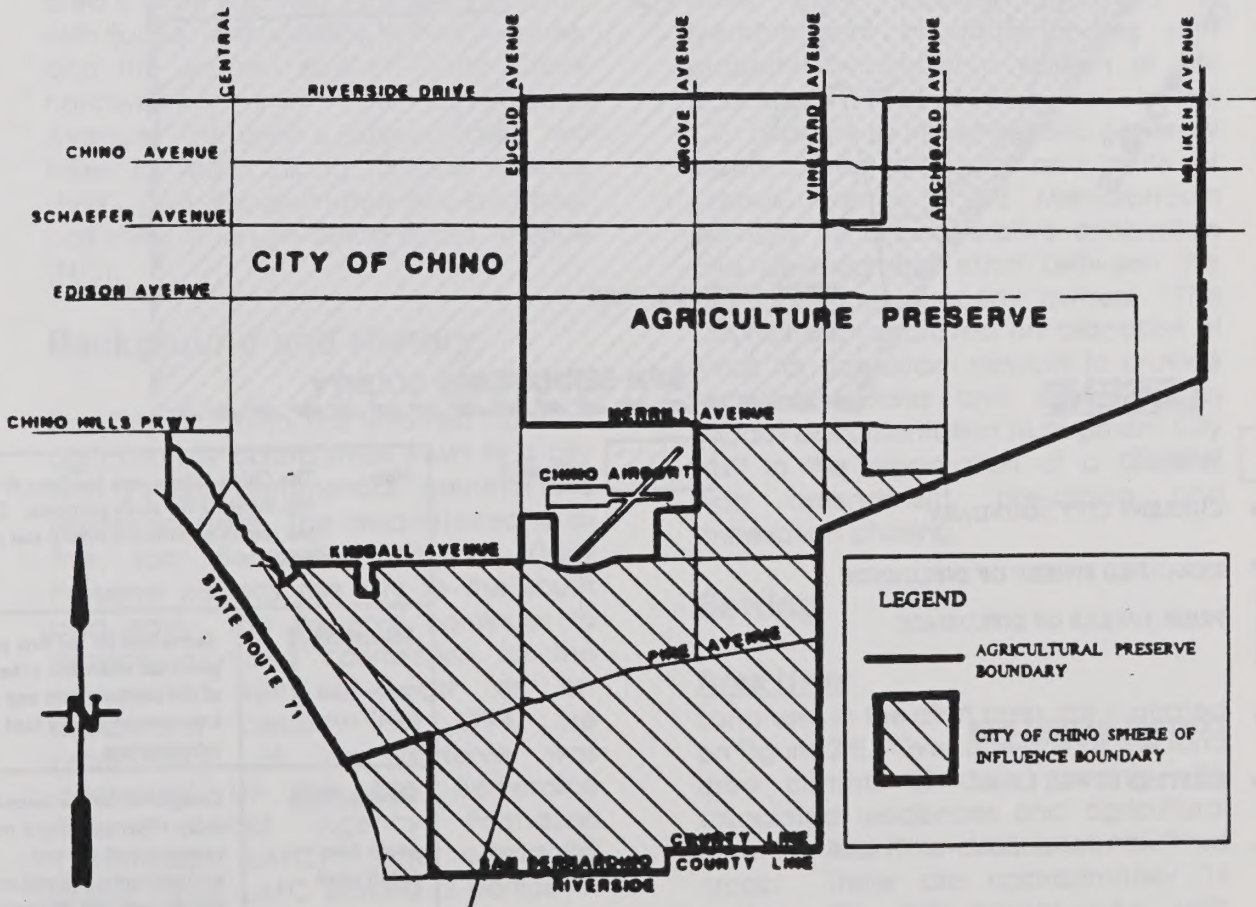
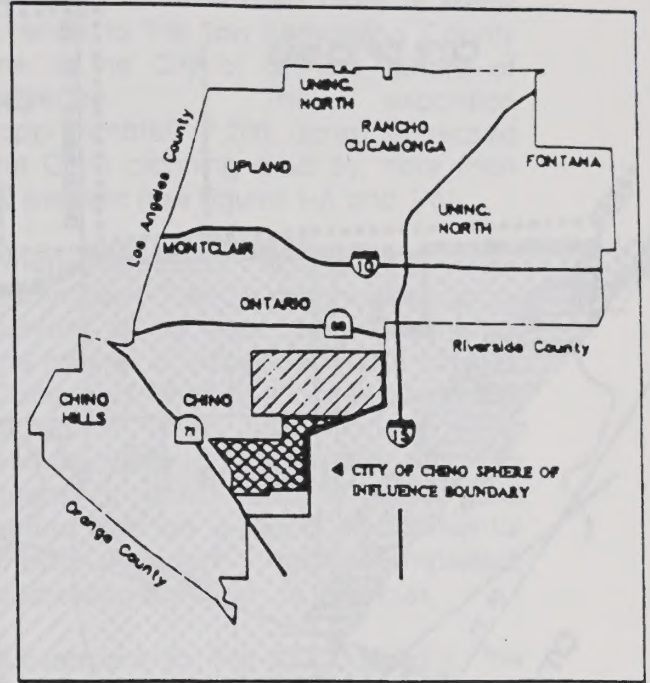
- Dairy Preserve Study Questionnaire. In addition to numerous public meetings, a questionnaire was distributed to all property owners within the General Plan study area requesting responses to desires regarding future annexation and timing preferences; Williamson Act Contract Status and future plans regarding contract termination; and finally, desirability regarding future land use alternatives. These responses were consolidated and utilized, along with other input, to develop land use proposals.

SPHERE SUBAREA 1 GENERAL PLAN

1-A

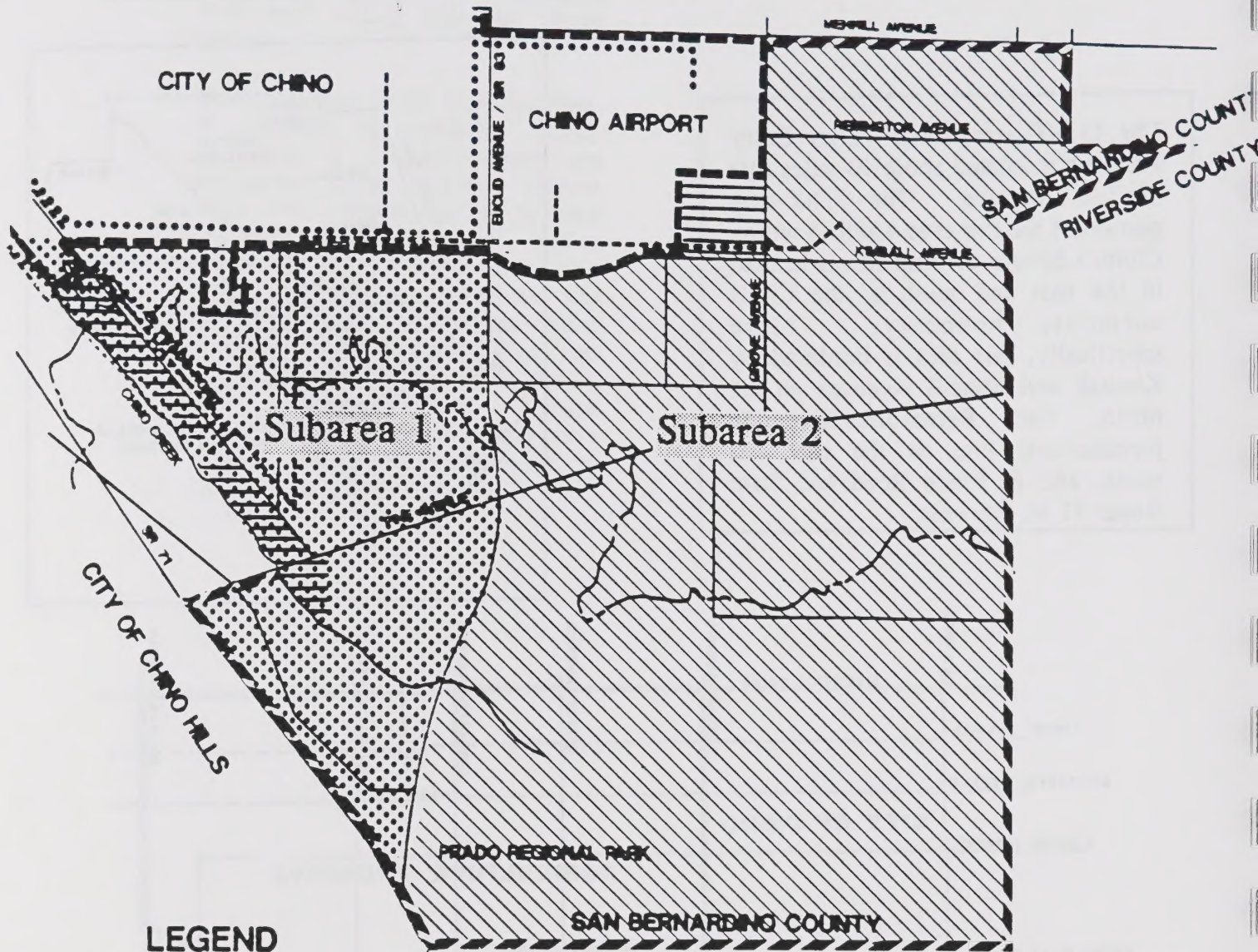
CHINO VALLEY DAIRY PRESERVE SPHERE AREA LOCATION MAP

The 15,500-acre Chino Valley Dairy Preserve is located about 40 miles east of Los Angeles. The 7,200-acre portion of the Preserve which is within Chino's Sphere of Influence is located to the east and south of the City's corporate boundary. More specifically, this area is bordered by Kimball and Merrill Avenues on the north, San Bernardino/Riverside jurisdictional line on the east and south, and El Prado Road and State Route 71 on the west.



1-B

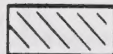
CHINO SPHERE SUBAREA PLANNING MAP



LEGEND



Subarea 1



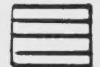
Subarea 2



CURRENT CITY BOUNDARY



EXPANDED SPHERE OF INFLUENCE



PRIOR SPHERE OF INFLUENCE



EXISTING WATER LINES



EXISTING SEWER LINES



566' PRADO BASIN HIGH WATER LINE

Note: The Chino Sphere area has been divided into two subareas for study purposes. Each area has somewhat different timing and planning needs.

Subarea No. 1

Study Area - 1,810 acres

Earmarked for the first phase study given the small and cohesive nature of the planning area and the logical extension of nearby land uses and infrastructure.

Subarea No. 2

Study Area - 5,450 acres

Designated for the second phase study effort entailing a more complex land use and environmental analysis and a greater time and resource commitment.

REGIONAL SETTING & AREA DESCRIPTION

Location

The City of Chino is located in southwestern San Bernardino County, about 37 miles east of Los Angeles and 115 miles north of San Diego. Neighboring cities to the north are Pomona, Montclair, and Ontario. The City of Chino Hills neighbors the City to the southwest.

The roughly triangular project site is located on the southern side of the City of Chino. The boundaries of the area include Kimball Avenue on the north and Euclid Avenue on the east. The southwestern boundary of the study area is State Highway 71 from its junction with Euclid northwesterly to Pine Avenue, and the eastern side of Chino Creek northwesterly from Pine to Kimball Avenue. The area is approximately two miles in width along Kimball Avenue (E/W), and approximately two-and-one-half miles in length along Euclid Avenue (N/S).

Background and History

The City of Chino has evolved from an agriculturally based small town to a city with a strong commercial, industrial and residential base. The area referred to as the San Bernardino County Dairy Preserve bounds the city to the south and east. The Preserve continues to provide a strong connection for the community with its past as an agricultural center. In 1994, the urbanization of the preserve was addressed by the San Bernardino County Local Agency Formation Commission (LAFC). After substantial public input, LAFC placed a portion of the preserve north of Merrill Avenue

within the City of Ontario's Sphere of Influence and the area south of Merrill Avenue to the San Bernardino County line in the City of Chino's Sphere of Influence. This expansion (approximately 7,200 acres) increased the City's planning area by more than 50 percent (see Figures 1-A and 1-B).

When the Local Agency Formation Commission (LAFC) assigned separate portions of the Agricultural Preserve to the spheres of influence for the cities of Chino and Ontario, it did so under the stipulation that both cities make commitments to address the planning needs of the respective areas and ensure that an in-depth environmental impact report be completed, addressing any land use changes.

Subsequent to the LAFC actions, the Chino City Council approved a Memorandum of Understanding with property owners for a portion of the Agricultural Preserve area now in the City's Sphere of Influence and generally located west of Euclid and south of Kimball Avenue. The Memorandum provides for a cooperative annexation and development effort between the City and area property owners. The Council also approved an allocation of funds for consultant services to provide technical studies and environmental impact documentation to augment City staff in the preparation of a General Plan amendment, pre-zoning and annexation phasing.

Setting

Area Uses

Land uses in the plan area are illustrated on Figure 2-E. Over one-half of the land area consists of dairy farming with associated residences and agricultural activities such as production of feed crops. There are approximately 14 dairies within the project area, with

herds ranging from 250 up to 1,000 cows. The smaller dairies range from 15 to 30 acres with average herd sizes of about 400 to 500.

The other major land use is recreational. El Prado Golf Course and Prado Tiro Shooting Range are located in the central and southern portion of the project area. These venues are both included within the broadly defined limits of El Prado Regional Park.

Open space in the project area includes Chino Creek and its associated riparian corridor borders along the westerly portion of the area, and grasslands in the southern portions. A very small portion of the area is industrial including the Chino Basin Municipal Water District's RP2 regional wastewater treatment facility, and the manufacturing of fertilizers with fertilizer sales occurring along Kimball Avenue and El Prado Road. Roads comprise another approximately 5 percent of the area.

Subarea 1 is surrounded by Chino Creek and State Route 71 to the west; the California Institution for Men to the north; Chino Airport to the northeast; Prado Regional Park to the southeast and single-family residential development across Route 71 in the City of Chino Hills to the southwest (see Figures 2-A and 2-B). The California Institution for Women is also located one-half mile east of Subarea 1.

Land Ownership

Parcelization and property ownerships are shown in Figure 2-D, along with properties which have filed Williamson Act Land Conservation Contract notices of non-renewal. The Williamson Act allows counties and cities to establish agricultural preserves and offer contracts to landowners for the purpose of protecting agricultural land from premature conversion to other uses.

Owners of qualified land who contract with the county or city agree to continue agricultural or compatible activities for a period of at least ten years. In return, the county agrees to assess the property at its agricultural rather than market value. A land use contract runs for a period of ten years, automatically renewing itself each year. Termination of the contract may be accomplished by one of two methods. One method allows the landowner or local government to file a notice of non-renewal. The notice halts the yearly renewal, resulting in expiration of the contract at the end of ten years. Alternatively, at a landowner's request, a local government may immediately cancel a contract after making certain strict findings. Cancellation is subject to the owner's payment of penalty fees.

San Bernardino County General Plan and Zoning

The existing County General Plan designation for the area north of Pine Avenue is Agriculture-Agricultural Preserve (AG-AP), and Agriculture (AG) for the area south of Pine Avenue. The corresponding zoning classifications are Agriculture (A1). In addition, a number of overlay districts are found in the area including Agricultural Preserve (AP) Overlay and Resource Preservation Overlay Districts.

Chino General Plan and Zoning

The City of Chino General Plan Land Use Map currently designates lands north of Kimball Avenue, along El Prado Road as "Light Industrial" and the related zoning district is M1 "Limited Industrial," and at Central Avenue the designation is "Business Industrial" with related zoning of "Industrial Business Park." The large tract of land bordering the northerly perimeter of the project area is designated "Open Space - Urban Reserve," which functions as a holding area for the State of California Institution for Men. This same General Plan

designation (Urban Reserve) also applies to the single property currently located within the Chino city limits south of Kimball Avenue (approximately midway between El Prado Road and Euclid Avenue). The zoning classification for this property is General Agricultural (A-2).

Previous Annexation Activity

Approximately 179 acres within subarea 1 along its western margin between El Prado road and Chino Creek were annexed to the City of Chino in 1995 (LAFC 2776/City of Chino Annexation No. 157). The area includes U.S. Army Corp of Engineers-owned open space and lands leased for industrial and recreational purposes, including a portion of El Prado Golf Course (see "Prior Sphere of Influence" area - Exhibit 1-8). Most of this annexed area had been within the City's Sphere of Influence for more than 20 years and had been designated "General Manufacturing" in the City's General Plan.

Santa Ana River Mainstem Project

The Santa Ana River Mainstem (SAR) Project affects property within the City of Chino Sphere of Influence study area in varying degrees and is an important consideration in assessing future land use options. The study area in this regard can generally be described as follows and as depicted in Exhibits 2-C and 2-F:

- Roughly one-half of the planning area is above the 'high' water elevation line (566-foot elevation contour). While unaffected by the SAR Project, numerous parcels are bisected by this elevation line and therefore are partially impacted.
- A wide, middle swath of land within the study area would be affected by the SAR Project and potential future flooding at such time as the Mainstem project is fully implemented.
- The southerly Sphere of Influence area is below the 556-foot elevation 'take' line. Impacted properties have already been purchased or encumbered by the federal government and future uses will need to be compatible with flooding constraints.

Orange County is currently responsible for the property rights acquisition related to implementation of the SAR project and, by joint agreement, the U.S. Army Corps of Engineers is responsible for construction features. Other than 'hardship' cases, the Orange County acquisition program (fee or easement) is not currently being pursued. The agency has limited funds to purchase property, and ultimate funding availability and future timetables are uncertain. This uncertainty has led to substantial property owner frustration as expressed in various City workshops and meetings held during the citizen participation process in the development of the Sphere General Plan.

With regards to the City of Chino's General Plan Amendment proposal, it should be clarified that neither the Army Corps or Orange County has discretionary authority over the City's General Plan or annexation program. Orange County and the Army Corps are property owners in the area. The Army Corps is a responsible agency with regard to various permits which may be required for specific development actions or projects that may be proposed within "waters of the United States" pursuant to the Clean Water Act (Section 404), or within recorded flood easements.

Setting Summary

The project setting included a number of conditions which required special attention during development of the Land Use Plan and will impact future

development. These conditions are summarized below. A more detailed description of these conditions and issues is provided in the subsequent "Planning Issues and Implementation Objectives" section of this report.

- As previously discussed, a significant portion of the project area lies within an existing floodplain which will be expanded by a project to raise the El Prado Dam downstream from the project site.
- The plan area lies immediately to the southwest of the Chino Airport. As a neighbor, the airport generates noise and, in some areas, overflight safety concerns.
- The area currently lies outside of City jurisdiction, and is therefore, only peripherally serviced by the City's network of public services such as water and sewer.
- The site contains geological conditions of particular concern: fault rupture, severe ground shaking and liquefaction. These conditions have been identified in previous studies of the plan area as potentially requiring special studies, avoidance buffers and special mitigations.
- Cultural resources have been previously identified in the plan area, and it is considered a sensitive region for cultural resources.
- The site contains some critical habitat areas, particularly in the southerly portion, including habitat used for nesting by the federally listed Least Bells Vireo.
- The plan area is located within the San Bernardino County Dairy Preserve and is used in large part for dairy farming. The Dairy Preserve is undergoing changes with dairy lands being converted to urban uses. This has raised issues regarding availability of land for future dairy activity and compatibility between farming and urban activity.

- In addition, there are other major developments planned near Subarea 1, such as the 8,000± acre Ontario Sphere of Influence General Plan area.

Plan Objectives

A number of objectives were developed over the course of the study effort to meet the unique planning needs of the area. They are as follows:

- To comprehensively address the planning needs of the Sphere of Influence area.
- To support an orderly process for the annexation of Subarea 1 into the City.
- To establish land use designations for Subarea 1 which reflect appropriate uses given the changes in the City and surrounding areas, and to respond to the numerous planning constraints present in the area.
- To set a framework for further planning actions and review of permit applications for development.
- To address the potential of including a Transfer Station/Materials Recovery Facility within Subarea 1.
- To increase tax revenue for the City of Chino.
- To create jobs for local residents.

Subareas Description

During the course of the Sphere planning study, it became clear that there were planning needs not only for the whole of the 1,810-foot Sphere of Influence area west of Euclid Avenue, but also for definable sub-areas within this larger study boundary. Three distinct planning sub-areas were identified which were determined to have relatively common issues and constraints.

Three geographical sub-units called out as Subareas 1-A, 1-B, 1-C (see Subareas Map Figure 2-G) are impacted in varying degrees and at varying locations by environmental constraints described in the "Geographical Planning Subareas" table No. 1. Constraints include airport safety/noise, potential geologic hazards as well as sensitive biological and cultural resources. In addition, the potential for flooding is an important constraint factor.

Subarea 1-A

Over one-third of the plan area is above the "high" water elevation line (elevation 566') created by implementation of the Santa Ana River Mainstem (SAR) Project. This area has the greatest development potential due to proximity to services and urban land uses as well as the fewest environmental constraints.

Subarea 1-B

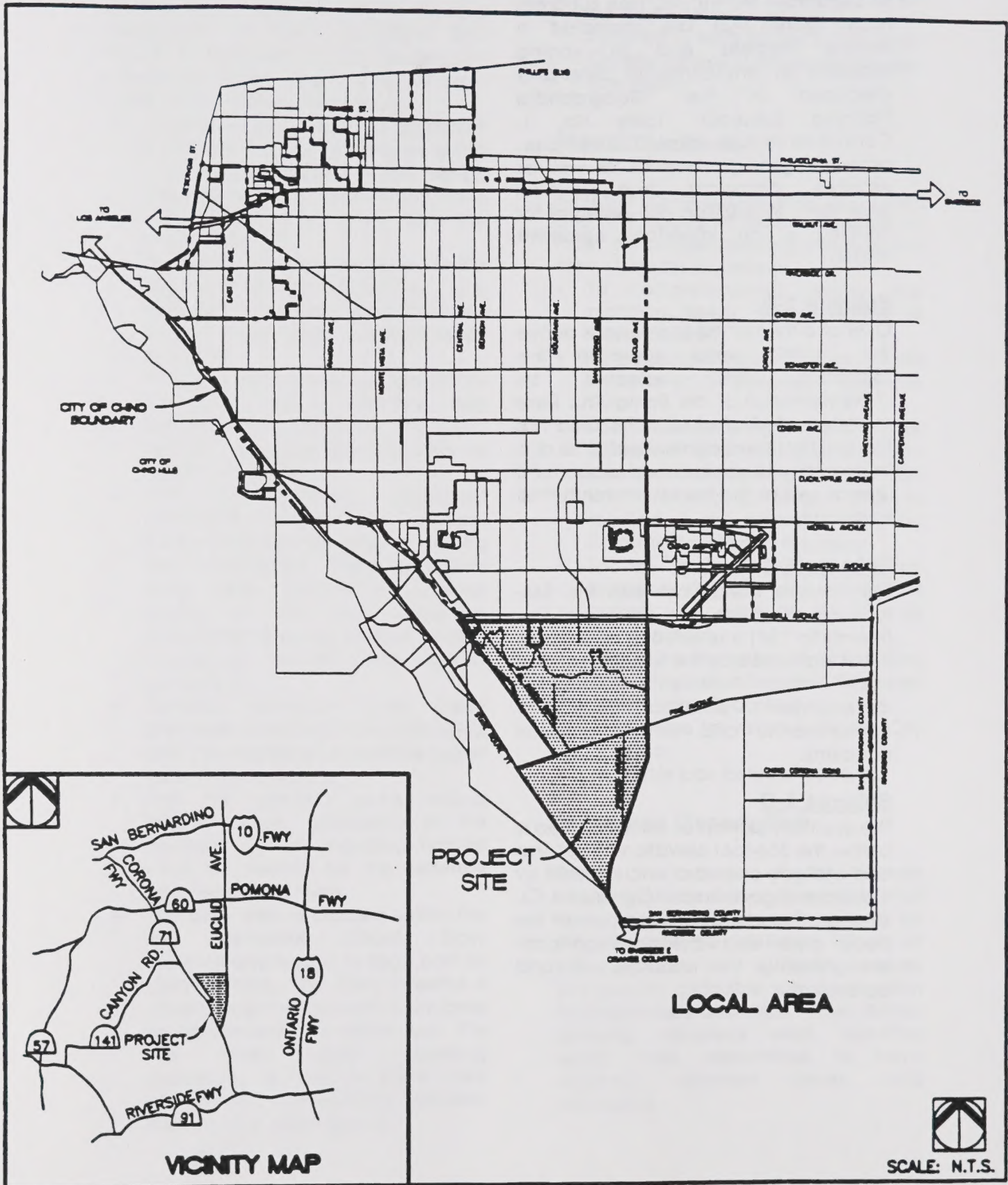
The "middle band" between the 566-foot elevation line and the 'take' line (elevation 556') is referred to as Subarea 1-B. It is affected by the SAR project and has much more constrained development potential due to environmental and service provision concerns.

Subarea 1-C

The southerly portion of the study area is below the 556-foot elevation "take" line and is largely owned or encumbered by the federal government (Subarea 1-C). This area includes over 50 percent of the study area and contains significant environmental resources and constraints.

SPHERE SUBAREA 1 GENERAL PLAN

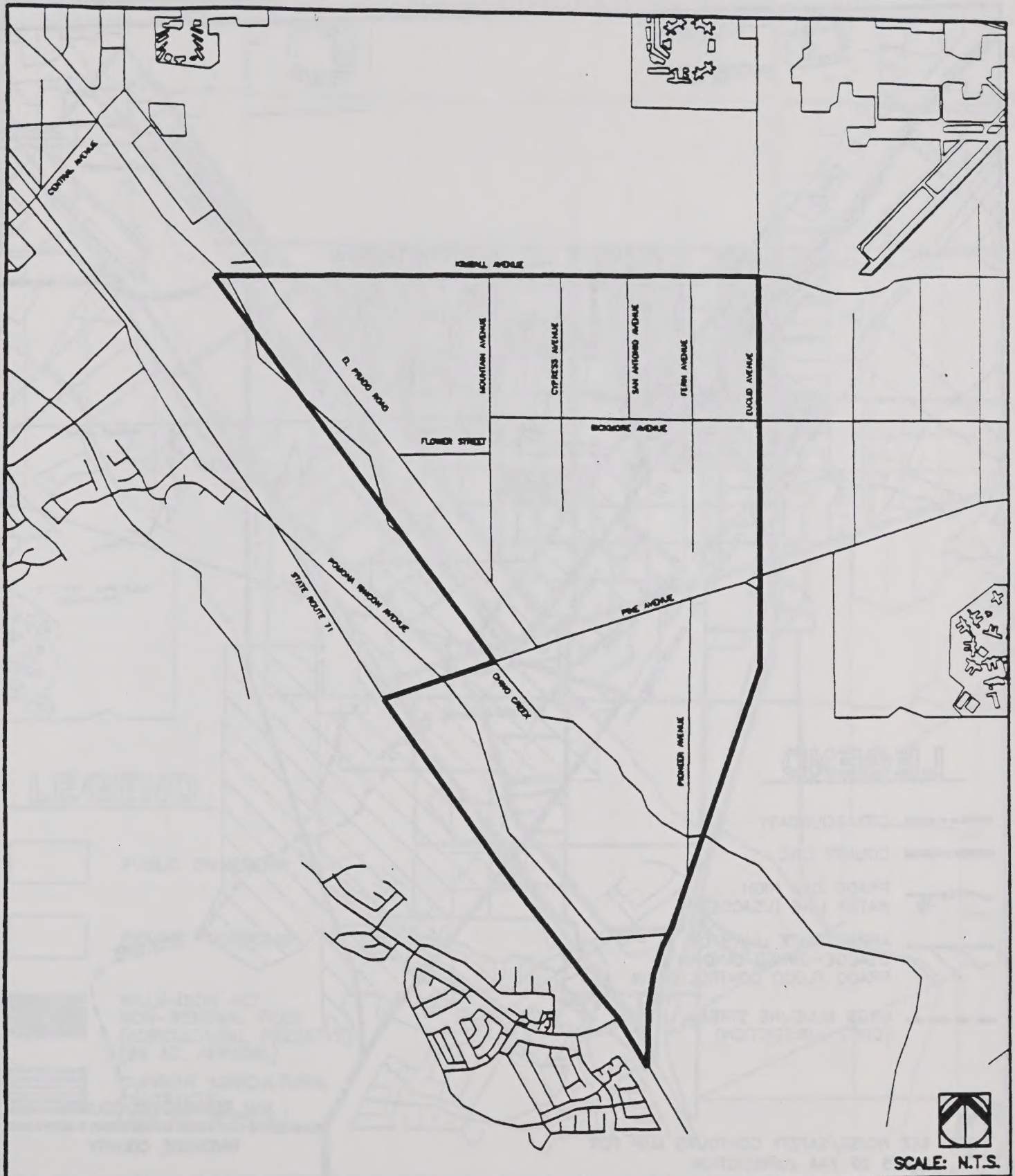
2-A SUBAREA 1 LOCATION MAP



SPHERE SUBAREA 1 GENERAL PLAN

2-B

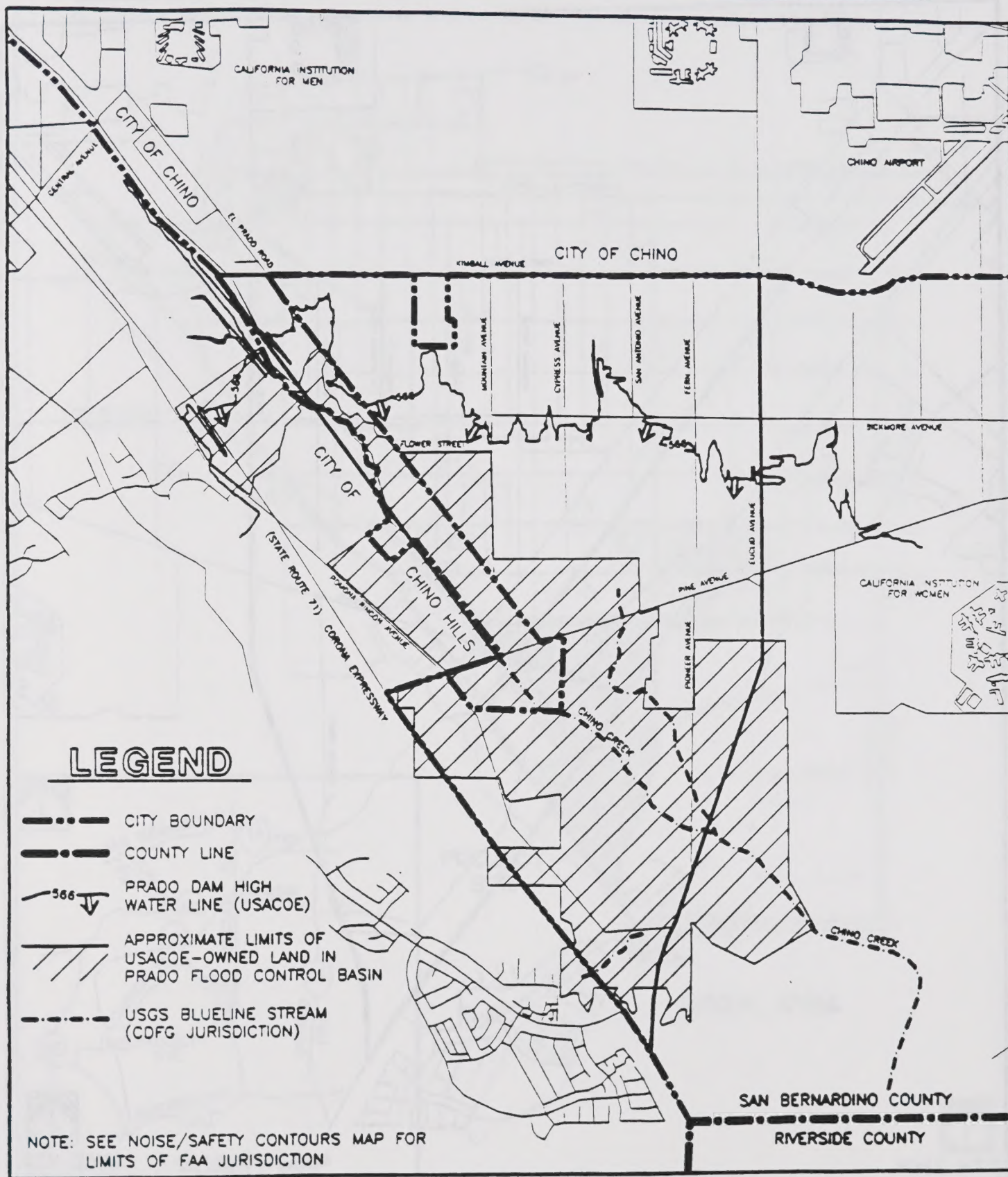
SUBAREA 1 PLANNING BOUNDARIES



SPHERE SUBAREA 1 GENERAL PLAN

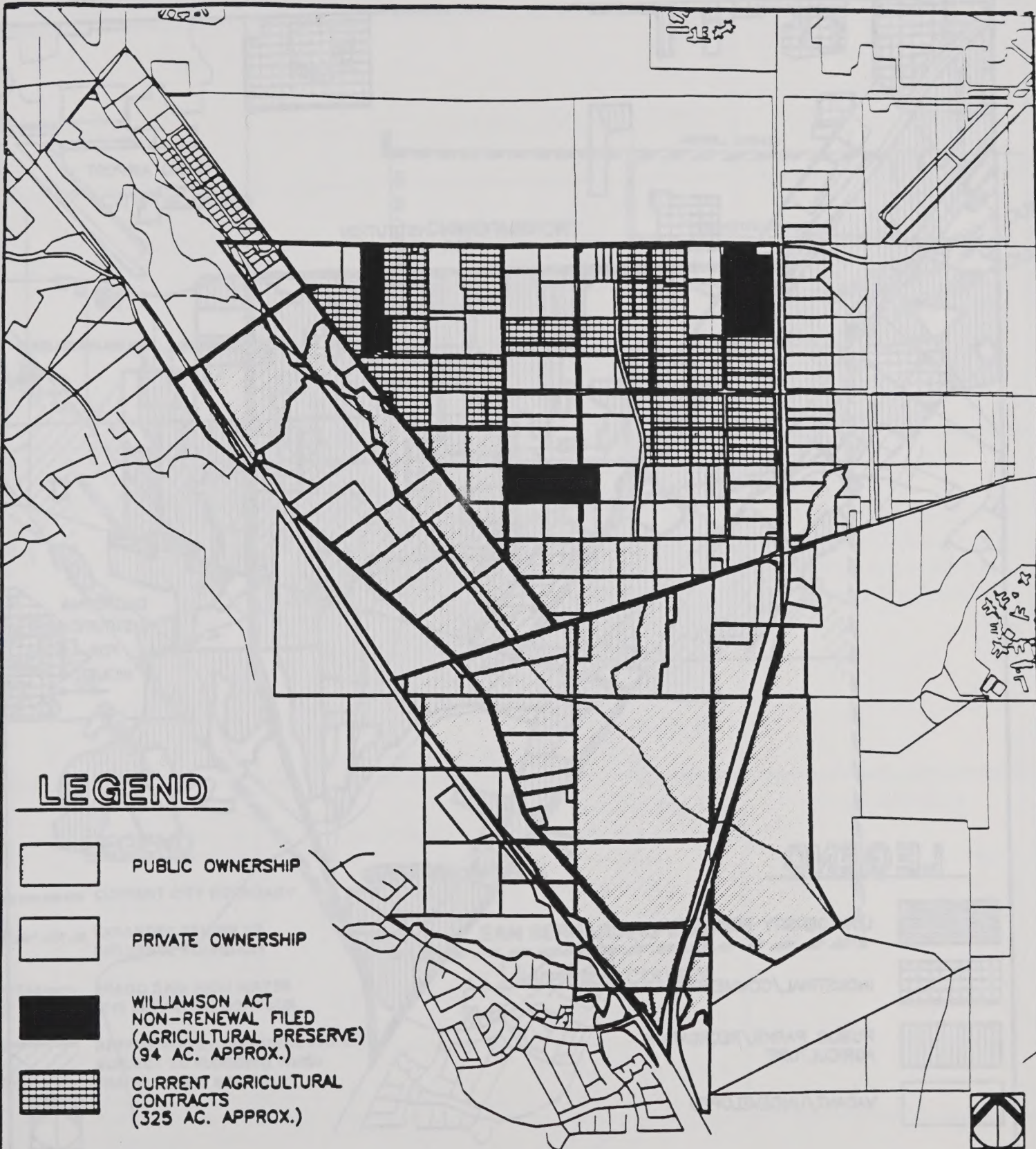
2-C

JURISDICTION/BOUNDARIES

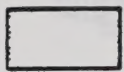


2-D

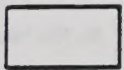
PROPERTY OWNERSHIP/AGRICULTURAL PRESERVE



LEGEND



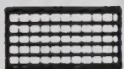
PUBLIC OWNERSHIP



PRIVATE OWNERSHIP



WILLIAMSON ACT
NON-RENEWAL FILED
(AGRICULTURAL PRESERVE)
(94 AC. APPROX.)



CURRENT AGRICULTURAL
CONTRACTS
(325 AC. APPROX.)

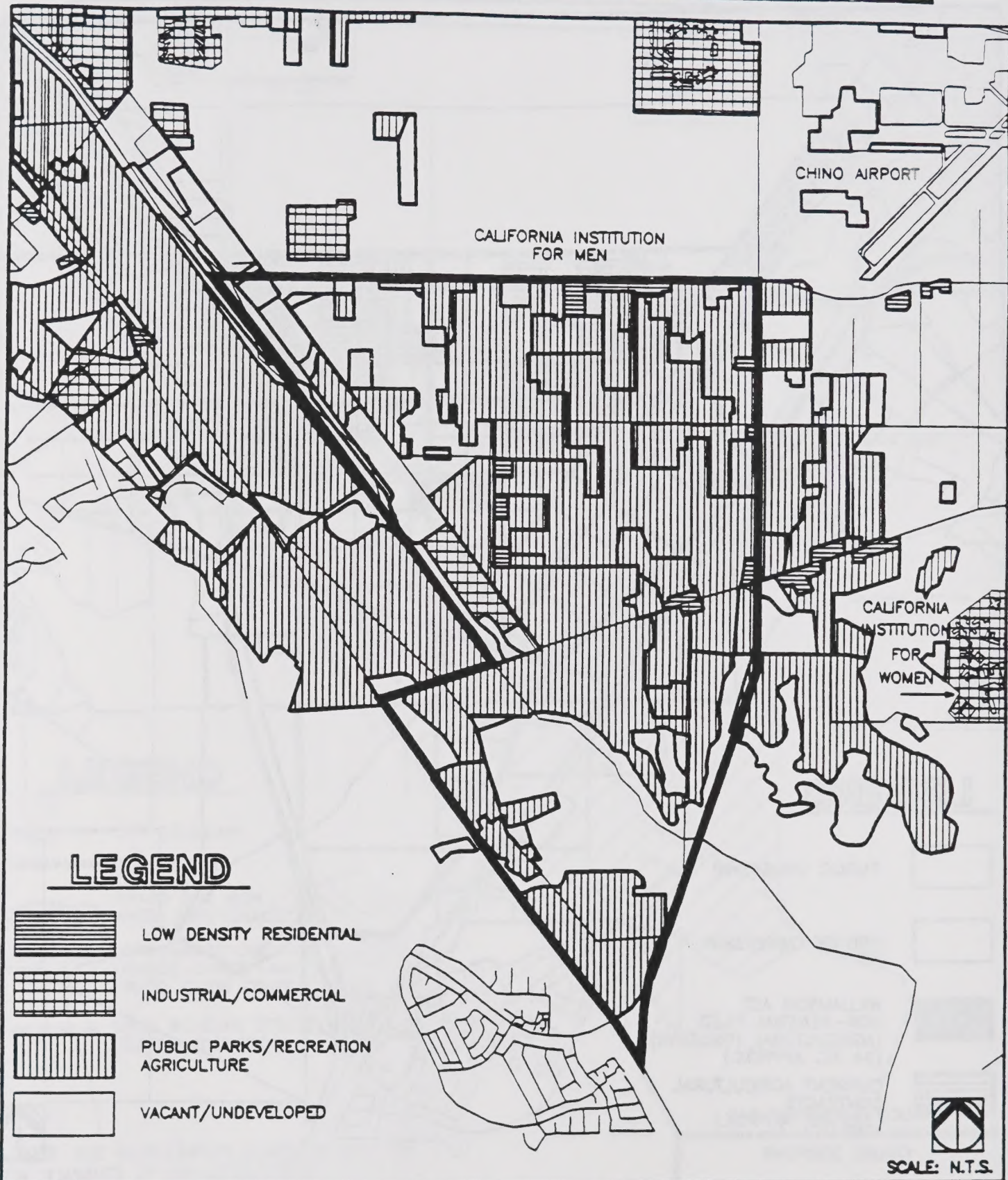


SCALE: N.T.S.

SPHERE SUBAREA 1 GENERAL PLAN

2-E

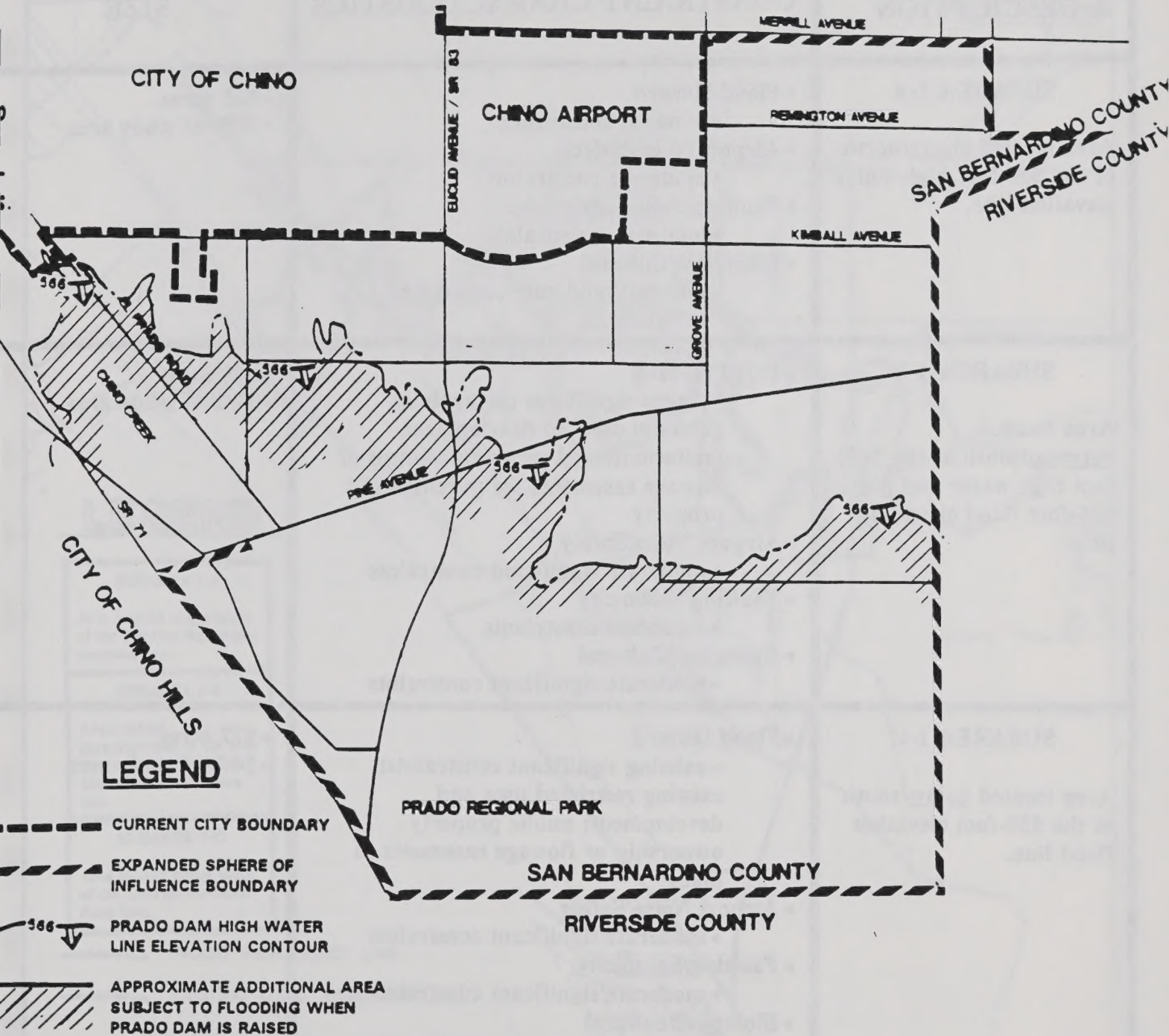
EXISTING LAND USE



SPHERE SUBAREA 1 GENERAL PLAN

2-F

PRADO DAM IMPACT AREAS



1

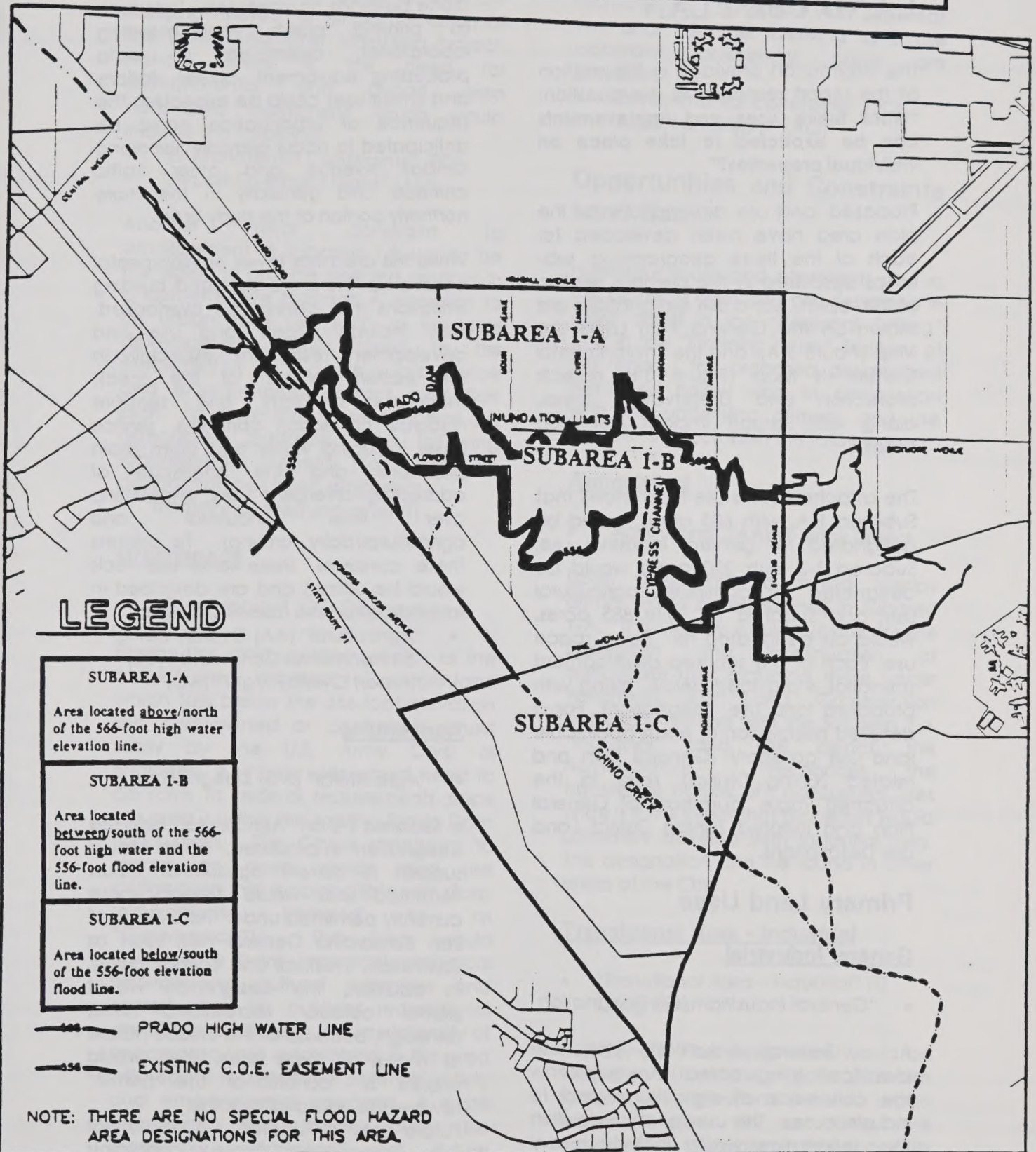
GEOGRAPHICAL PLANNING SUBAREAS - TABLE

SUBAREA DESIGNATION & DESCRIPTION	CONSTRAINT CHARACTERISTICS	SIZE
SUBAREA 1-A Area located <u>above</u>/north of the 566-foot high water elevation line.	▸ Flood Hazard ▸ minimal constraints ▸ Airport Noise/Safety ▸ moderate constraints ▸ Faulting/Seismicity ▸ moderate constraints ▸ Biological/Cultural ▸ minimal/moderate constraints	▸ 525 acres ▸ 29% of study area
SUBAREA 1-B Area located <u>between</u>/south of the 566-foot high water and the 556-foot flood elevation line.	▸ Flood Hazard ▸ future significant constraints; potential use and development limitations, and/or; establishment of flowage easements/fee purchase of property ▸ Airport Noise/Safety ▸ moderate/significant constraints ▸ Faulting Seismicity ▸ moderate constraints ▸ Biological/Cultural ▸ moderate/significant constraints	▸ 308 acres ▸ 17% of study area
SUBAREA 1-C Area located <u>below</u>/south of the 556-foot elevation flood line.	▸ Flood Hazard ▸ existing significant constraints; existing restricted uses and development; public property ownership or flowage easements in place ▸ Airport Noise/Safety ▸ moderate/significant constraints ▸ Faulting/Seismicity ▸ moderate/significant constraints ▸ Biological/cultural ▸ significant constraints	▸ 977 acres ▸ 54% of study area
SUBAREA NO. 1 TOTAL		1,810 acres

SPHERE SUBAREA 1 GENERAL PLAN

2-G

GEOGRAPHICAL PLANNING SUBAREAS MAP



LAND USE PLAN

The information provided in this section of the report responds to the question: ***"What future uses and improvements can be expected to take place on individual properties?"***

Proposed land use designations for the plan area have been developed for each of the three geographical sub-areas described in the previous section of this report. Land use designations are shown on the General Plan Land Use Map (Figure 3-A), and the Environmental Constraints Map (Figure 3-B) reflects protection and preservation areas, along with airport impact restriction areas.

The attached Land Use Map shows that Subarea 1-A, with 605 acres, would be designated for general industrial use; Subarea 1-B with 320 acres would be designated for continued agricultural use; and Subarea 1-C with 885 acres, would be designated for open space use. Each of the subarea development scenarios is provided below, along with proposed land use designations. For a detailed description of each applicable land use category (General Plan and related Zoning District), refer to the attached Table "Summary of General Plan and Related Zoning District Land Use Descriptions."

Primary Land Uses

General Industrial

- "General Industrial" (GI) Designation

A "General Industrial" land use classification in Subarea 1-A would allow the conversion of agricultural land to industrial uses. The uses permitted within this designation would include heavy industrial or manufacturing uses generally anticipated to include stand-

alone buildings on larger lots. Uses such as printing plants, material-testing laboratories, assemblers of data processing equipment, power stations and similar uses could be expected. The sequence of urbanization could be anticipated to occur primarily first along Kimball Avenue and other traffic corridors and generally in the more northerly portion of the study area.

While this area has fewer environmental constraints, there are uses and building limitations that cannot be overlooked. They include airport land use and development restrictions (especially in the easterly portion of the area), moderate seismicity and sensitive resource protection concerns, service issues including water and storm drain provisions, and the challenge of addressing divergent uses establishing over time (industrial and agricultural/dairy farming). To address these concerns, three land use tools would be utilized and are described in more detail on the following pages:

- "Agricultural" (AA) Overlay District
- "Environmental Constraints" (EC)
- "Airport Overlay Flight" (AO)

Agricultural

- "Agricultural" (AG) Designation

In Subarea 1-B an "Agricultural" land use designation is proposed, which would support its current agricultural status. Permitted uses would "mirror" those currently permitted under the County of San Bernardino General Plan such as cultivation, livestock and animal raising. In addition, the designation would permit outdoor recreational uses, although, because of the unique nature of many of these uses, they would require a "conditional use permit" review and approval process.

Future uses in Subarea 1-B would not only experience those constraints affecting Subarea 1-A, but would also

be impacted by the potential of future flooding related to implementation of the Santa Ana River Mainstem Project. Hence, there is the need for environmental and airport area constraints assessment which would include the following:

- "Environmental Constraints" (EC)
- "Airport Overflight Flight" (AO)

Another major constraint to development in Subarea 1-B would be the ability to provide needed services in a cost-effective manner. A transition to an urban land use such as industrial development would need to be preceded by an in-depth public service and environmental impact mitigation plan. To insure that these concerns are adequately addressed, the following supplemental General Plan Land Use designation has been proposed:

- *Transitional Area-Industrial (T)*

Greenspace

- "Greenspace" (GS) Designation

Finally, the most southerly sector of the project area, Subarea 1-C entails land which falls below the 556-foot elevation line and owned or controlled almost solely by the U.S. Army Corp of Engineers. Any new uses would need to conform to federal requirements since the area is within the existing Prado Dam flood plain. The City is proposing to create an open space land use designation that is compatible with Corp requirements (referred to as "Greenspace"). The area would continue to have important biological habitat and cultural amenities and opportunities for outdoor recreational uses. Finally, although the low intensity of anticipated uses establishing in this area will negate many of the potential safety and environmental concerns, it is still necessary that these issues be thoroughly addressed with future activities or new uses (such as

recreational). Consistent with Subareas 1-A and 1-B, the following land use constraint assessment areas are proposed:

- "Environmental Constraints" (EC)
- "Airport Overflight" (AO)

Opportunities and Constraints Land Use

Numerous issues and constraints exist in the planning area and are described in more detail in the "Regional Setting" and in the "Planning Issues" Sections of this report. The proposed designations described below work in conjunction with the underlying primary land use districts to accomplish the following:

Agricultural

- "Agricultural" (AA) Overlay District

Upon annexation, a zoning overlay district would be established in Subarea 1-A. This overlay would provide for the protection and continuation of agricultural uses including those under Williamson Act Land Conservation contracts. Utilized with the Subarea 1-A "Industrial" land use district, this nomenclature recognizes the transitional nature of agricultural uses since it is the intent that properties would ultimately develop with industrial uses. This designation can be found in other areas of the City.

Transitional Area - Industrial

- "Transitional Area - Industrial" (T) Designation

This General Plan designation would be utilized as a tool to signify the potential transition of agricultural areas to urban industrial uses. In so doing, the designation stipulates that certain conditions would need to be met prior

to rezoning property from "Agricultural" and permitting subsequent urban development. Conditions include addressing logical development phasing boundaries based upon service availability and mutual property owner desires, providing adequate infrastructure and financing mechanisms to ensure the availability of needed services; and establishing appropriate uses, parcel sizes and configurations as well as development standards in response to airport overflight, flooding as well as geological and biological/cultural constraint areas.

Airport

- "Airport Overflight" (AO) Designation

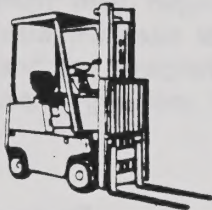
This land use designation restricts uses and establishes development standards to address noise and safety hazards found within the designated Chino ACLUP referral areas. This designation would ensure the continued compatibility of uses locating within the airport environs. Surrounding areas, including those currently located within the City, are similarly constrained in varying degrees, by airport activities.

Environmental Constraints

- "Environmental Constraints" (EC) Designation

This General Plan designation provides protection and preservation mechanisms in response to the unique constraints found in the study area. Special studies and site surveys along with appropriate design, development and other mitigations would be required prior to the establishment of new uses or initiation of improvement activities in identified sensitive areas. Constraint series maps more specifically identify areas where the following would apply:

- Biotic and Cultural Resources Preservation – requires protection and preservation of biological, cultural and paleontologic resources through site surveys and development of appropriate case-by-case resource management programs.
- Fault Hazard Protection – requires field investigations within the Central Avenue Fault Zone consistent with state guidelines as defined in the Alquist-Priolo Special Studies Act and establishes construction setbacks based upon direct geologic evidence.
- Flood Hazard Protection – restricts uses within the Prado Dam flood inundation area and requires the preparation of site specific flood and drainage plans. Such plans would identify necessary improvements to reduce the threat of inundation in developing areas and would ensure that adequate drainage systems are in place to alleviate flooding hazards associated with urbanization.

PLANNING SUBAREA	*PROPOSED LAND USES	SIZE	
SUBAREA 1-A Area generally located above/north of the 566-foot high water elevation line; including parcels having 1 acre minimum building area above the line.	Primary Proposed Land Use "INDUSTRIAL" 	► 562 Net acres ► 605 Total acres	
SUBAREA 1-B Area generally located between/south of the 566-foot high water and the 556-foot flood elevation line; including maximum number of potentially developable parcels (also includes some publicly owned/encumbered parcels enabling overall planning area linkage).	Primary Proposed Land Use "AGRICULTURAL" 	Transitional Area "INDUSTRIAL" 	► 238 Net acres ► 320 Total acres
SUBAREA 1-C Area generally located below/south of the 556-foot flood elevation line; excluding privately held/unencumbered parcels having 1 acre minimum building area above the line.	Primary Proposed Land Use "GREENSPACE" 	► 834 Net acres ► 885 Total acres	
SUBAREA NO. 1 TOTAL		1,810 acres	

AGRICULTURAL



- ▶ Continue existing "*Agricultural*" land use.
- ▶ **Purpose** to facilitate continuing agricultural and dairy uses and preserve rural setting and recreational amenities.
- ▶ Existing uses including dairy, agricultural, golf course, etc. could remain unchanged.
- ▶ New similar uses could establish.

GENERAL INDUSTRIAL



- ▶ Designate new "*General Industrial*" land use.
- ▶ **Purpose** to provide for heavy industrial or manufacturing uses which may generate noise, odors and heavy traffic and have greater land area requirements (2acre minimum lot size).
- ▶ Existing uses could remain unchanged but would likely experience affects of increased industrial related noise, odors and truck traffic.
- ▶ New uses would include heavy as well as light industrial.

GREENSPACE



- ▶ Designate new "*Greenspace*" land use.
- ▶ **Purpose** to protect and maintain environmental integrity and preserve areas which function as natural ecosystems and/or promote compatible recreational and agricultural uses.
- ▶ Existing open space and agricultural uses could remain unchanged.
- ▶ New compatible uses could establish.

Table 3

**SUMMARY OF PROPOSED GENERAL PLAN AND RELATED ZONING
DISTRICT LAND USE DESCRIPTIONS**

DESCRIPTION	DESIGNATION TYPE
GI - GENERAL INDUSTRIAL The GI designation provides for industrial or manufacturing uses which would allow for a full range of industrial employment, especially in large, single-user operations which can be classified as heavy by nature and which may generate heavy traffic, noise or odors. The uses permitted in this designation would correspond to those permitted in the M2-General Industrial zoning district and would generally consist of uses which have greater land area requirements, and which may require rail service. It is recommended that a two-acre minimum lot size apply. It is further the intention of this land use designation to implement the City's adopted Warehouse/Distribution Center Development Policy.	1
M2 - GENERAL INDUSTRIAL The M2 (General Industrial) zone is intended for heavier industrial uses and to allow a full range of industrial employment, especially larger single-user operations which may be classified as heavy by their nature. It is further the intention of this zone to implement the City's adopted Warehouse/Distribution Center Development policy.	2
T - TRANSITIONAL AREA - INDUSTRIAL The Transitional Area - Industrial Land Use designation requires additional analysis for any portion(s) of the area where the transition to a more intense urban industrial land use is desired, recognizing that such a land use transition would need to meet certain conditions in addressing logical development phasing boundaries based upon service availability and mutual property owner desires; in providing adequate infrastructure and financing mechanisms to ensure the availability of needed services; and in establishing appropriate uses, parcel sizes and configurations as well as development standards in response to airport overflight, flooding as well as geological and biological/cultural constraint areas.	1

The above screened description items will entail changes to existing City of Chino codes and policies, which are proposed to either meet the unique needs of the sphere planning area or are being proposed as a result of citywide General Plan Land Use and Zoning District updates.

DESIGNATION TYPE:

1. General Plan Land Use
2. Zoning District
3. Zoning District Overlay

Table 3

**SUMMARY OF PROPOSED GENERAL PLAN AND RELATED ZONING
DISTRICT LAND USE DESCRIPTIONS**

DESCRIPTION	DESIGNATION TYPE
AG – AGRICULTURAL The AG designation is intended to preserve agricultural lands and promote supportive related uses and/or agricultural by-products as well as promote compatible activities such as open space and recreational uses. The designation would provide for the continuation of Williamson Act Land Conservation contracts after annexation to the City in those instances when the City Council declares its intention to succeed the County in administering said contracts.	1
AG – GENERAL AGRICULTURAL The AG (General Agricultural) zone is intended to provide for the continuation of agricultural uses. It is the intent of this zone to preserve agricultural lands and promote supportive related uses and/or agricultural by-products as well as promote compatible activities such as open space and recreational uses. The designation would provide for the continuation of Williamson Act Land Conservation contracts after annexation to the City in those instances when the City Council declares its intention to succeed the County in administering said contracts.	2
AA – AGRICULTURAL The agricultural overlay zone is intended to provide for the continuation of the agricultural uses under Williamson Act Land Conservation contract after annexation to the City, in those instances when the City Council declares its intention to succeed the County in administering said contracts. It is the intent of this zone to permit the continued agricultural use of property that is annexed to the City. The transitional nature of this zone is recognized. It is the intent that properties ultimately develop consistent with the General Plan.	3

The above screened description items will entail changes to existing City of Chino codes and policies, which are proposed to either meet the unique needs of the sphere planning area or are being proposed as a result of citywide General Plan Land Use and Zoning District updates.

DESIGNATION TYPE:

1. General Plan Land Use
2. Zoning District
3. Zoning District Overlay

Table 3

SUMMARY OF PROPOSED GENERAL PLAN AND RELATED ZONING
DISTRICT LAND USE DESCRIPTIONS

DESCRIPTION	DESIGNATION TYPE
GS - GREENSPACE "Green Space" is intended to implement the City's Open Space and Conservation Element goals and policies by creating a land use designation which preserves agricultural, cultural and historical resources as well as protects natural plant and animal habitats. The use designation maintains and permits the use of open space for outdoor recreational uses such as golf courses; protects biotic and open space resources that link with regional habitat corridors and conservation management plans; the GS land use designation acts to not only protect open space as a valuable resource, it also acts to protect public health, safety and welfare and reduce financial burdens imposed by the improper use of lands which are subject to hazards, such as periodic floods.	1
GS - GREENSPACE The GS (Greenspace) zone is for the purpose of implementing the policies and goals of the Land Use and Open Space and Conservation Elements of the City's General Plan. Furthermore, the GS zone is intended to preserve agricultural, cultural and historical resources as well as protect natural plant and animal habitats. The use designation also maintains and permits the use of open space for outdoor recreational uses such as golf courses. "Greenspace" is intended to protect biotic and open space resources that link with regional habitat corridors and conservation management plans. The GS land use designation acts to not only protect open space as a valuable resource, it also acts to protect public health, safety and welfare and reduce financial burdens imposed by the improper use of lands which are subject to hazards such as periodic floods.	2

The above screened description items will entail changes to existing City of Chino codes and policies, which are proposed to either meet the unique needs of the sphere planning area or are being proposed as a result of citywide General Plan Land Use and Zoning District updates.

DESIGNATION TYPE:

1. General Plan Land Use
2. Zoning District
3. Zoning District Overlay

Table 3

SUMMARY OF PROPOSED GENERAL PLAN AND RELATED ZONING
DISTRICT LAND USE DESCRIPTIONS

DESCRIPTION	DESIGNATION TYPE
AO - AIRPORT OVERFLIGHT The Airport Overflight Land Use designation promotes public health, safety and general welfare in the vicinity of Chino Airport by minimizing exposure to crash hazards and high noise levels generated by airport operations and by encouraging future development that is compatible with the continued operation and future expansion of the airport and environs. Compatibility of adjacent land uses and airport activities will be coordinated with the Airport Compatibility Land Use Plan, which delineates the limitations on land uses and development standards for areas within overflight impact boundaries to ensure concerns and standards are addressed during the development and use of properties within this special planning area.	1
AO - AIRPORT OVERFLIGHT The Airport Overflight Land Use zone promotes public health, safety and general welfare in the vicinity of Chino Airport by minimizing exposure to crash hazards and high noise levels generated by airport operations and by encouraging future development that is compatible with the continued operation and future expansion of the airport and environs. Compatibility of adjacent land uses and airport activities will be coordinated with the Airport Compatibility Land Use Plan, which delineates the limitations on land uses and development standards for areas within overflight impact boundaries to ensure concerns and standards are addressed during the development and use of properties within this special planning area.	2

The above screened description items will entail changes to existing City of Chino codes and policies, which are proposed to either meet the unique needs of the sphere planning area or are being proposed as a result of citywide General Plan Land Use and Zoning District updates.

DESIGNATION TYPE:

1. General Plan Land Use
2. Zoning District
3. Zoning District Overlay

Table 3

**SUMMARY OF PROPOSED GENERAL PLAN AND RELATED ZONING
DISTRICT LAND USE DESCRIPTIONS**

DESCRIPTION	DESIGNATION TYPE
EC – ENVIRONMENTAL CONSTRAINTS The Environmental Constraints Land Use designation preserves and protects the public health, safety and general welfare by minimizing hazards due to potential faulting and earth movement or inundation through the requirement for special studies in identified areas subject to potential fault or flood hazards. In addition, the designation also acts to preserve and protect biological, cultural and paleontology resources. Special studies and site surveys, along with appropriate design, development and other mitigations would be required prior to the establishment of new uses or initiation of improvement activities in identified sensitive areas. Constraint series maps more specifically identify areas where the following would apply: • Biotic and Cultural Resources Preservation – requires protection and preservation of biological, cultural and paleontologic resources through site surveys and development of appropriate case-by-case resource management programs. • Fault Hazard Protection – requires field investigations within the Central Avenue Fault Zone consistent with state guidelines as defined in the Alquist-Priolo Special Studies Act and establishes construction setbacks based upon direct geologic evidence. • Flood Hazard Protection – restricts uses within the Prado Dam flood inundation area and requires the preparation of site specific flood and drainage plans. Such plans would identify necessary improvements to reduce the threat of inundation in developing areas and would ensure that adequate drainage systems are in place to alleviate flooding hazards associated with urbanization.	1

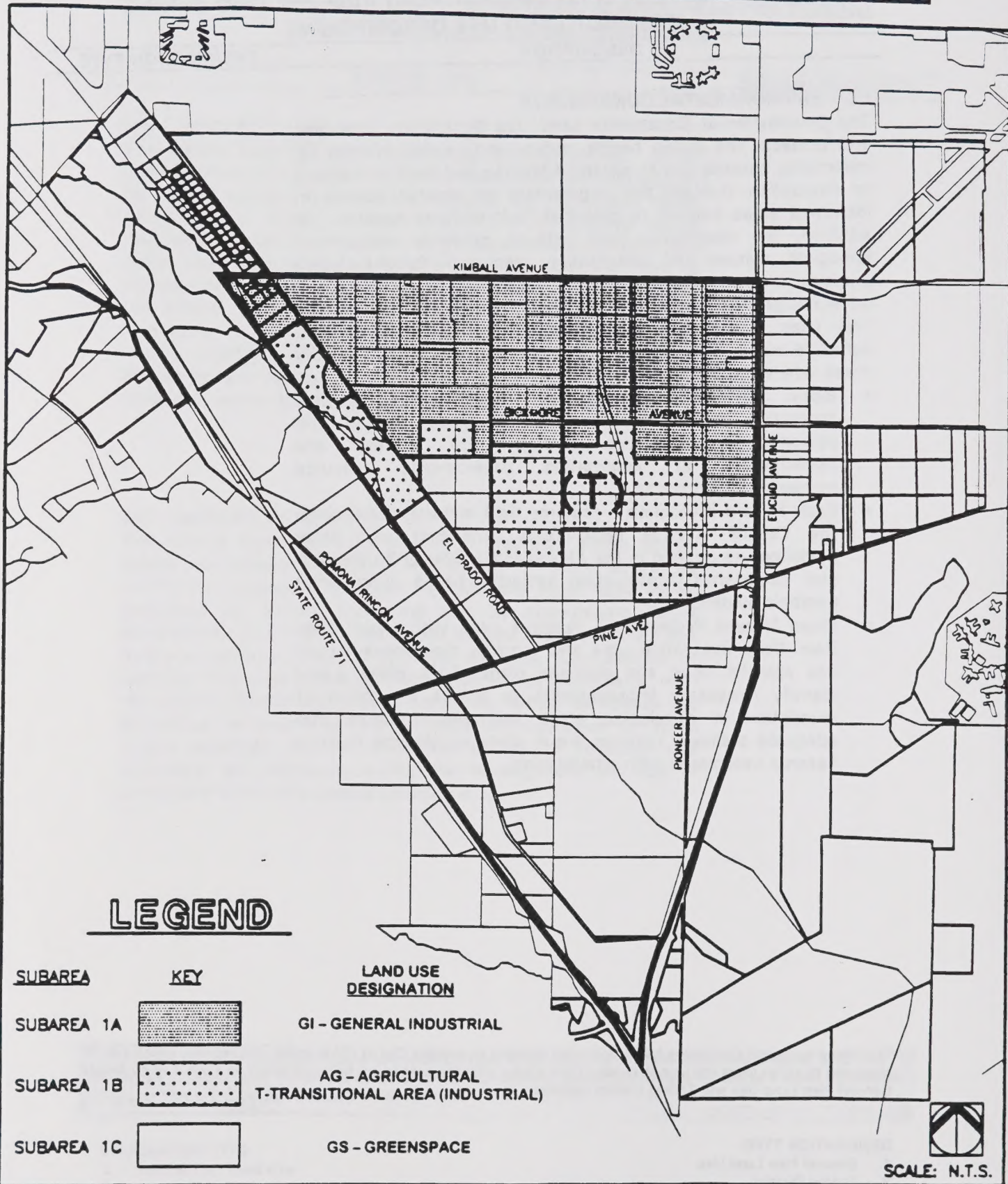
The above screened description items will entail changes to existing City of Chino codes and policies, which are proposed to either meet the unique needs of the sphere planning area or are being proposed as a result of citywide General Plan Land Use and Zoning District updates.

DESIGNATION TYPE:

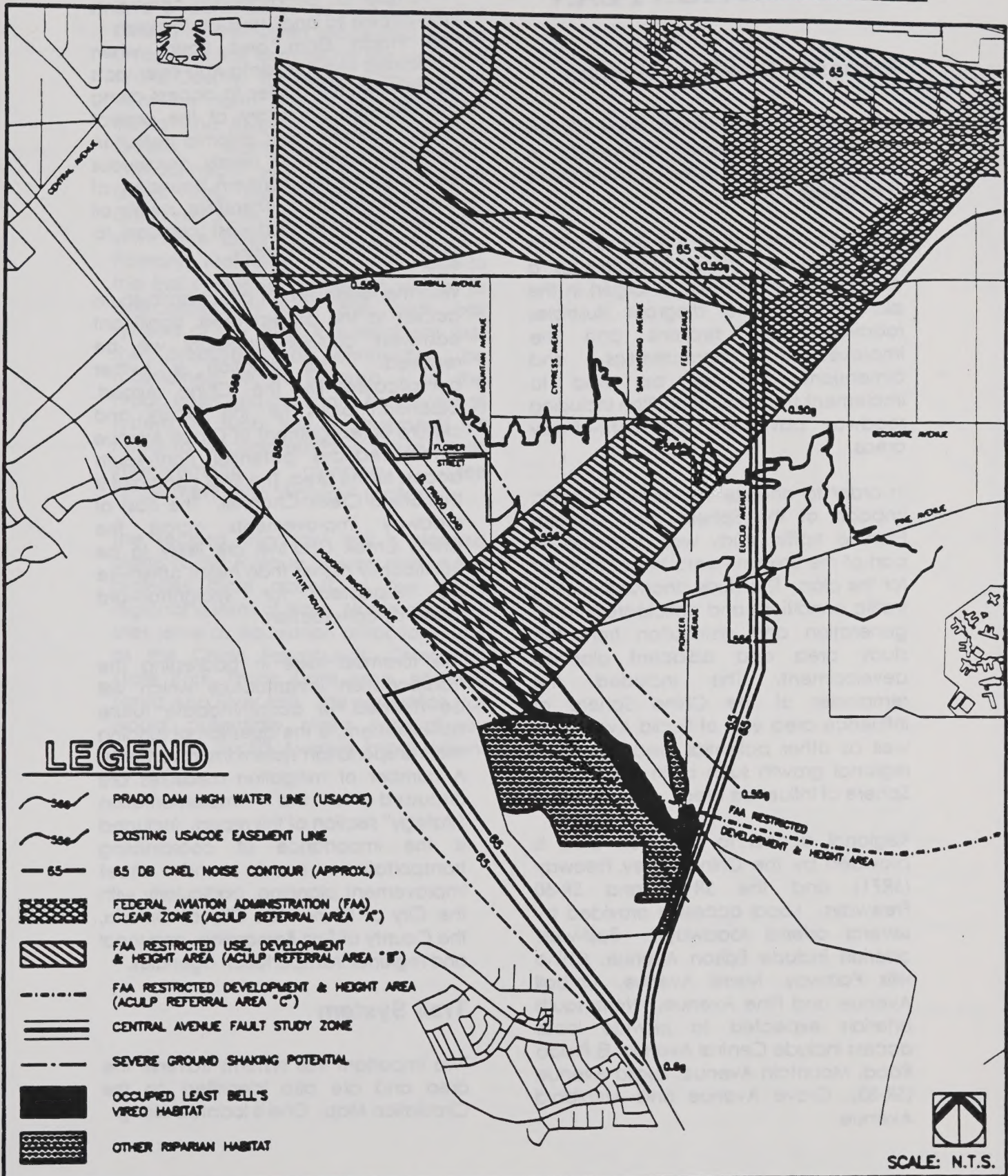
1. General Plan Land Use
2. Zoning District
3. Zoning District Overlay

3-A

GENERAL PLAN LAND USE MAP



3-B ENVIRONMENTAL CONSTRAINTS (EC) COMPOSITE MAP



CIRCULATION PLAN

Proposed Roadway System

In answer to the question "**How will the roadways be ultimately improved?**" A map and diagram have been included (see Exhibit 4-A).

The map shows all of the General Plan level roadways (those classified as a collector-level roadway or larger) in the plan area. The diagram illustrates roadway cross sections and the improvement characteristics and dimensions that will be used to implement the Circulation Plan including roadway pavement and right-of-way areas.

In order to analyze the potential traffic impacts of the Sphere area General Plan, a traffic study was prepared as part of the Environmental Impact Report for the plan. The study analyzed existing traffic conditions and anticipated traffic generation and distribution from the study area and adjacent planned development. This included the remainder of the Chino Sphere of Influence area east of Euclid Avenue as well as other potential area-wide and regional growth such as in the Ontario Sphere of Influence area.

Regional access to the plan area is provided by the Chino Valley Freeway (SR71) and the SR-91 and SR-60 Freeways. Local access is provided by several arterial roadways. East-west arterials include Edison Avenue, Chino Hills Parkway, Merrill Avenue, Kimball Avenue and Pine Avenue. North-south arterials expected to provide local access include Central Avenue, El Prado Road, Mountain Avenue, Euclid Avenue (SR-83), Grove Avenue and Archibald Avenue.

A number of geographical constraints limit access to and through Subarea 1. The Prado Dam and Basin, when combined with the Santa Ana River, acts as an effective barrier to access along the southern boundary of the project area. Similarly, the California Institution for Men creates a nearly continuous barrier along the northern boundary of the planning area. Therefore, nearly all traffic will utilize east-west corridors to enter and exit the vicinity.

With the restriction on direct north-south access to the project area, significant east-west corridor capacity will be required. The situation is further complicated by the Chino Airport. Expansion plans for this facility and closure or realignment of Grove Avenue further reduces potential north-south access to the area. The final constraint is the Chino Creek Channel. The cost of roadway improvements across the Chino Creek Channel are likely to be significantly higher than might otherwise be expected for straightforward roadway construction.

The foremost issue in addressing the transportation infrastructure which will be needed to accommodate future development, is the question of funding the transportation system improvements. A number of mitigation measures are discussed in the "Implementation Strategy" section of this report. Included is the importance of coordinating transportation needs and street improvement planning, particularly with the City of Chino Hills, City of Ontario, the County of San Bernardino, and local and regional transportation agencies.

Trail System

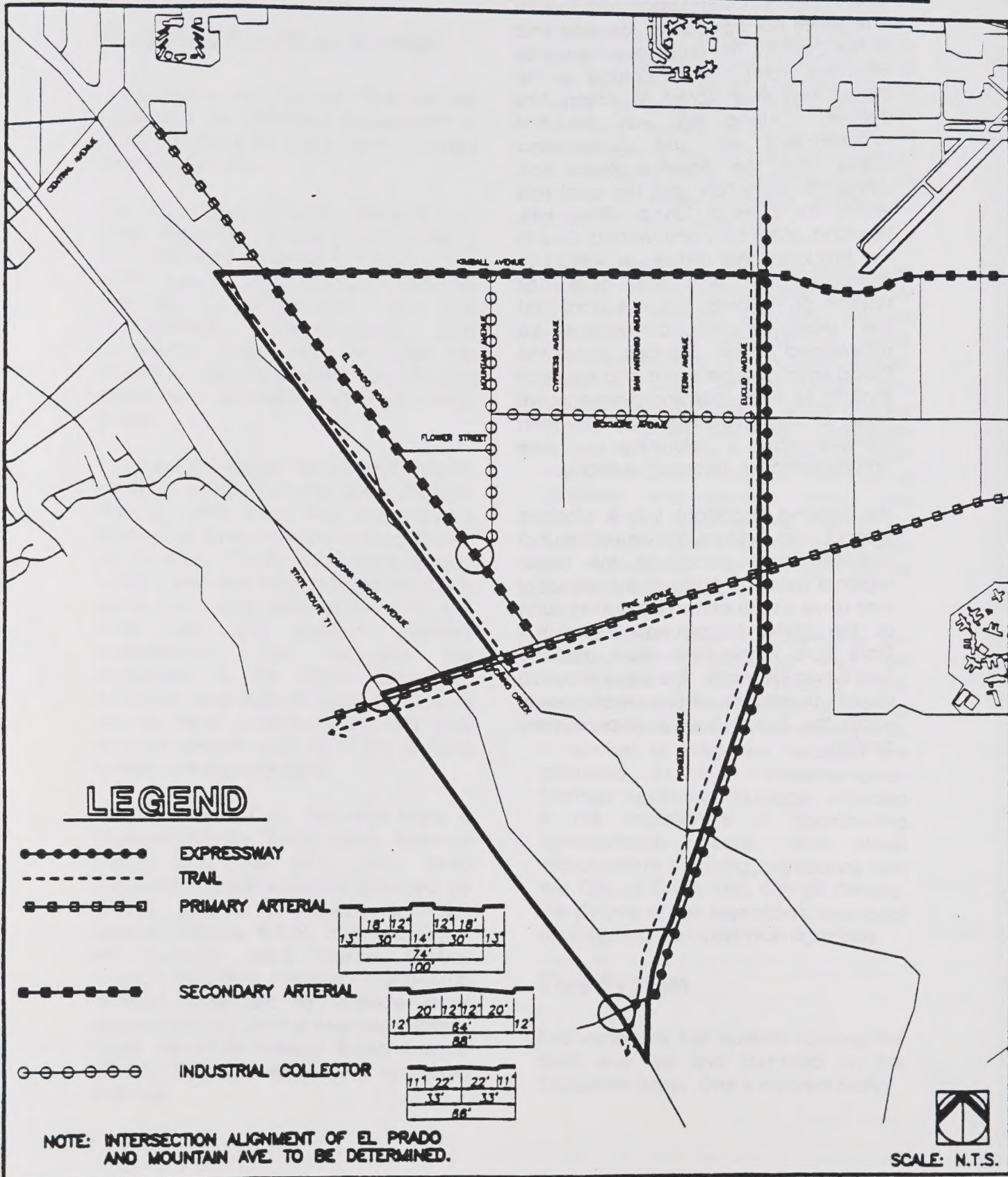
Two important trail systems traverse the area and are also identified on the Circulation Map. One is located along

the San Antonio Flood Control Channel and is identified in the San Bernardino County Plan of Open Space and Trails as a regional trail corridor for the west end of the County. The regional trail extends from the north end of Upland to the Santa Ana River (crest to coast) Trail System. Along the way the trail interconnects with the Cucamonga Creek Trail, the Baseline Road Trail, Chino Hills State Park, and the local trails within the cities of Chino, Chino Hills, Pomona, Montclair, and Upland. Due to the trail's regional nature, as well as its interconnection with the local trail systems of the area, it is important that the proposed trail connection be maintained within Subarea 1 to the Prado Basin and the Santa Ana River trail system. As such, trail improvements will need to be addressed in future street improvement planning (see "Implementation Strategy" section).

The second important trail is planned along Euclid Avenue. This equestrian trail provides local access to the larger regional system of trails. Numerous local sites serve as equestrian attractions such as the Chino Fairgrounds, Chino Hills State Park, Prado Dam area, and the Santa Ana River trail. The equestrian trail would potentially share rights-of-way within the Euclid Avenue improvement corridor.

4-A

GENERAL PLAN ROADWAY CLASSIFICATIONS & CROSS SECTIONS



PLANNING ISSUES & IMPLEMENTATION OBJECTIVES

This section discusses the principal planning issues, including opportunities and constraints, which served as a basis for the General Plan land use and circulation recommendations outlined in the previous two sections of this report. Specific area issues and sphere implementation objectives are summarized in Table 4 of this report.

Land Use

General Plan land use proposals for Subarea 1 needed to recognize established land uses on the site and surrounding areas, including dairy lands, recreational uses, industrial and institutional uses (e.g. men and women's correctional facilities). It was also recognized that future phased planning and annexation activities needed to preserve existing agricultural uses demonstrated to be economically viable in the long term, and to identify, locate and buffer new uses to be compatible with surrounding uses. In addition to land use compatibility concerns, issues also needing to be considered included:

- Some public services and utilities are available or have already been extended to Subarea 1 to facilitate future uses and annexation (see Public Services and Utilities Map - Figure 5-C).
- An opportunity continues exists for a coordinated, long-term, interagency planning program for lands included within the City of Chino Sphere of Influence and City of Ontario Sphere of Influence.
- Use, development and height restrictions associated with Chino Airport constrains Subarea 1 land use options (see Noise/Safety map - Figure 5-B).

- The U.S. Army Corps of Engineers' 566' elevation high water line and associated inundation area represents a significant constraint to future land use options in the planning area.

Traffic and Circulation

Few existing issues specific to the project area were identified in previous planning studies. The basic perception of the project area has been that of a very low intensity usage, primarily for agricultural/dairy activities. Perhaps the foremost issue in the future will be the need to address the transportation infrastructure and related funding which would be needed to accommodate higher intensity land uses.

A number of access constraints were identified within the study area including Prado Dam and Basin, Santa Ana River, the California Institution for Men, and Chino Airport. Since nearly all project-related traffic would be forced by these constraints to utilize east-west corridors, it appeared that significant east-west capacity would be required. The final constraint was the San Antonio Channel and recognition that roadway improvements across the Channel were likely to be more expensive than typical roadway construction.

Air Quality

The San Bernardino County Dairy Preserve, of which Subarea 1 is a part, is still an important sector in the area, and it was determined that the dairies were not likely to relocate elsewhere in the County. The preserve currently provides amenities of air quality and open space as an offset for areawide pollution, and there continues to be an abundance of vacant, nonagricultural land available for development elsewhere in the West Valley region. Ozone, the primary ingredient in photochemical smog, remains a problem in the West Valley area. Future land uses in Subarea 1

might directly or indirectly contribute to this problem, and contribute to delays in achieving federal and state ambient air quality standards. Related air quality issues included:

- Stockpiled manure associated with existing dairy operations would create localized odors and air emissions (e.g. CO). The General Plan Land Use Program and subsequent implementation program represented opportunities to control or manage these effects.
- Potential land use changes from dairy use to urban uses could result in various emission tradeoffs, including increases in ozone that might be offset by decreases in particulates.
- To the extent that future land uses within Subarea 1 incorporated a portion of the planned employment growth for western San Bernardino County, particularly in an area dominated more by housing than jobs, such land uses would contribute positively to the goals of the AQMP.

Noise and Safety

Though not directly noise-constrained by state law (65-dB CNEL), Subarea 1 was subject to noise levels below 65-dB CNEL as a result of single-event aerial and flyovers from Chino Airport. This potential complaint area was determined to extend almost two miles from the airport.

Future land use options immediately adjacent Euclid Avenue and State Route 71 would be constrained by roadway noise levels which would exceed 65-dB CNEL. Noise levels near other roadways would be well below 60-dB.

Land use planning within Subarea 1 was constrained by various FAA restricted use, development and height zones (i.e. referral areas A, B, C and conical surface) related to nearby Chino Airport.

The existing and expanded Chino Airport facility would constrain certain types of uses from establishing in clear and noise impact zones, while providing opportunities for additional support uses. Establishing a redevelopment area to assist with refurbishing activities of the airport environs might also be appropriate to explore in the future.

Public Services and Utilities

The City had the ability to extend services to Subarea 1. Services that could be extended immediately would include law enforcement and street maintenance. Fire protection services would continue to be provided by the Chino Valley Independent Fire District.

The City of Chino has installed sewer lines in Kimball Avenue (from Mountain Avenue to Euclid Avenue), El Prado Road along the eastern boundary of the plan area, and in Mountain Avenue from Kimball to its intersection with El Prado Road (see Figure 5-E). Within the next several years, a sewer line is planned to be constructed in the Flower Street alignment between Mountain Avenue and El Prado Road. The existing facilities were constructed in order to transfer wastewater to the Chino Basin Municipal Water District (CBMWD) treatment plant (RP-2) located along El Prado Road.

The existing City water line in Kimball Avenue, the nearby planned desalination plant and potable water distribution systems, and planned CBMWD reclaimed water distribution system all presented opportunities for expanded water service to Subarea 1 (see Figures 5-D and 5-C).

The potential closure of the Chino Valley Independent Fire District Fire Station No. 3 at Chino Airport could increase fire response times to Subarea 1, unless either a new Fire District services agreement was reached with the City,

or a Pine Avenue connection to SR71 could be implemented to facilitate more direct access to Subarea 1 from a new Butterfield Ranch Fire Station.

Schools within Chino Valley Unified School District, which would serve Subarea 1 growth, are presently near enrollment capacities. Existing school sites lack expansion capabilities and no funding source existed for the single, new elementary school planned for construction within the Chino services area.

The planned relocation of CBMWD wastewater treatment facilities from RP-2 along El Prado Road near Pine Avenue to a new RP-5 plant at Kimball Avenue/El Prado Road presented both opportunities and constraints for adjacent future land use at both locations.

Geology

There were three potential geologic constraints affecting land use and development potential in Subarea 1 including fault rupture and severe ground shaking due to a local moderate to large earthquake, and liquefaction due to severe ground shaking from local and major regional faults. These potential constraints would require special studies for future development, and possibly, site specific open areas or special mitigations (refer to Geologic Conditions – Figure 5-F).

Drainage information is portrayed in Exhibit 5-G. Other geologic concerns included slope instability, unsuitable engineering properties of geologic units, and the existence of unique geologic/paleontologic resources. It was determined that these concerns could be addressed by standard mitigation measures instituted under normal building code requirements.

Hydrology

It was determined that existing drainage characteristics of the area must be accommodated in the land use plan. Improvements would be required to protect future development and to provide for the drainage capacities identified in the County of San Bernardino Master Plan of Drainage. Related hydrology issues included:

- Development within the dam inundation area would be restricted in certain areas for safety and health reasons and structures would need to be excluded from the inundation area or developed in recognition of flooding risks.
- Some land uses would need to be restricted in flood prone areas and facilities would need to be planned and constructed for ultimate flooding conditions.
- Development applications in areas where flooding is expected would need to be conditioned to provide updates to the Flood Insurance Rate Maps.
- Within the greater San Bernardino County Dairy Preserve, infrastructure costs associated with new development will be high, and solutions will involve the entire drainage area which extends into the city of Ontario.
- Potential for pollution of storm water by washout of dairy effluent holding ponds and flooding of the sewage treatment plant exists. Facilities would need to be developed to prevent the flow of surface runoff through potential pollutant areas and ensure compliance with NPDES regulations.

Dairy Waste Management

It was found that significant problems remain within the whole of the San Bernardino County Preserve, including Chino Subarea 1, with regard to liquid

and solid waste management, groundwater quality and flood control. Continued efforts to solve waste and related flood control problems are limited by lack of infrastructure. A number of facilities and technical advancements have been proposed or implemented, such as the planned China Basin West Desalter facility, the existing brineline (SARI pipeline), and CBMWD Co-composting facility. However, the financing and economics of undertaking waste management projects would remain a future issue. Other potential waste management constraints or opportunities for Subarea 1 included the following:

- Displacement or relocation of dairy herds to areas outside Subarea 1 (possibly resulting in increased herd concentrations, waste loads and nitrate pollution in receiving areas).
- Loss or displacement of existing compost stockpiles and commercial fertilizer sales to areas outside Subarea 1 (and indirect impacts resulting therefrom; e.g., land availability/suitability, waste containment and nuisance potential).
- Reduction of available disposal land and/or cropland suitable for composted manure spreading.
- New urban development in close proximity to dairies, with attendant vector control problems (e.g., flies).
- Outside agency perception of weakened commitment to agriculture preserve, possibly resulting in reduced support or financing for dairy waste management technical solutions and facilities.
- Limited or phased Subarea 1 development infrastructure (e.g., roads, sewer, flood control/retention, solid waste service, etc.) and/or development fees which might be utilized in the future to support waste management efforts and water quality objectives.

- Localized aesthetic nuisance abatement (for non-dairy uses) with possible displacement of dairy operations, including liquid waste collection ponds, compost stockpiles, etc.
- Reduced contribution of salts (nitrates and TDS) to groundwater with partial or phased conversion of Subarea 1 to non-dairy uses.

Cultural Resources.

The City's General Plan Conservation and Open Space Element contains goals, policies and actions appropriate for preserving cultural and historical resources. The Subarea 1 General Plan represented an ideal opportunity to implement this policy given the extensive number of cultural resources (see Figure 5-H) found.

It was determined that significant environmental impacts would occur if archaeological and historical resources were not protected by appropriate measures, prior to development. In this regard, the entire Subarea 1 study area could be considered to be a sensitive region for cultural resources. Recognized cultural resources in the study area included five prehistoric archaeological sites or finds, 29 historic archaeological sites, and seven locations with historic structures. Only those portions of the study area below the 566-foot elevation had been adequately surveyed previously to identify cultural resources. Strong potential existed that additional sites with important cultural resources existed in the study area. In order to preserve the City's cultural and historical resources, a number of specific measures have been recommended in conjunction with future development activity. (See Implementation Strategy section of this report.)

Biological Resources

Biological resources found within Subarea 1 are extensive as illustrated in the attached "Existing Habitat" (map No. 5-I). The riparian habitat associated with Chino Creek was studied and found to be used for nesting (occupied) by the federal and state listed Least Bell Vireo. Currently, all riparian habitat below elevation 543 has been designated as least Bell Vireo critical habitat. It was also found that critical habitat had not been designated for the southwestern willow flycatcher. The riparian habitat within the subarea, although potentially suitable, was not known to be occupied by the southwestern willow flycatcher.

Similar to the concern for preservation and protection of cultural resources and to ensure implementation of the City's General Plan Open Space and Conservation Element, a number of specific measures have been recommended to address future development activity (see the Implementation Strategy section of this report) to ensure that adequate safeguards will be utilized to ensure preservation of the area's valuable biological resources.

Table 4

SUMMARY OF AREA ISSUES AND SPHERE IMPLEMENTATION OBJECTIVES

ISSUE AREA IMPLEMENTATION OBJECTIVES	
PLANNING PROGRAM	• Comprehensively address planning needs of planning area and ensure citizen involvement and participation. • Promote intergovernmental coordination, which includes a long-term interagency planning program. • Develop a sound information base for future decisions.
LAND USE	• Preserve agricultural uses demonstrated to be economically viable over time in appropriate locations in the plan area. • Identify, locate and buffer new uses to be compatible with established/surrounding uses and use patterns; • Prado Dam basin flood inundation areas • Dairy and agricultural uses • Institutional correctional facilities • Airport • Wastewater treatment facilities • Preserve and provide open space areas that protect community resources and the community health and safety. • Address internal circulation needs of higher intensity land uses in area as well as regional transportation that serves existing and future travel.
TRAFFIC AND CIRCULATION	• Address internal circulation needs of higher intensity land uses in area as well as regional transportation that serves existing and future travel. • Develop and maintain a comprehensive community-wide system of trails that compliments local and regional trail systems.
AIR QUALITY	• Address air quality issues including: • New uses which may increase ozone problems in West Valley area. • Localized odors and air emissions created by manure stockpiling. • Localized odors and air emissions created by existing/planned wastewater treatment plants. • Potential air emission trade off between anticipated increases in ozone versus decreases in particulate resulting from future dairy uses recycling to urban land uses.

SPHERE SUBAREA 1 GENERAL PLAN

- Encourage employment growth to further regional air quality plans and goals.
- Assess wind patterns and airborne vector, particulate matter (PM) odor and fugitive dust emission impacts on changing land use patterns.

NOISE AND SAFETY

- Ensure use compatibility with existing and expanded Chino Airport.
- Ensure use compatibility with current/potential major roadway noise levels in excess of 65-dB level on Euclid Avenue and with future improvements to Kimball Avenue.

NOISE AND SAFETY

- Ensure use compatibility with existing and expanded Chino Airport.
- Ensure sue compatibility with current/potential major roadway noise levels in excess of 65 dB level on Euclid Avenue and with future improvements to Kimball Avenue.

GEOLOGY/ HYDROLOGY

- Protect health and safety and minimize injury, loss of life and economic impacts caused by geologic hazards, including institution of special studies, avoidance zones and mitigation measures as needed.
- Reduce the risk of flooding in areas located within Prado Dam inundation areas, including appropriate land use restrictions and development application requirements to include Flood Insurance Rate Maps.
- Protect water resources from degradation due to existing or new urban development.
- Prevent groundwater over drafting potential with establishment of more intense uses.
- Ensure availability of sufficient potable water supplies to meet projected growth in uses or population.

DAIRY INDUSTRY

- Continue efforts to solve dairy waste and related flood problems including:
 - Adequacy of composting facilities;
 - Availability of disposal and spreading land;
 - Supporting technical solutions and facilities;
 - Ensuring compatibility of establishing land uses.

CULTURAL/ BIOLOGICAL RESOURCES

- Protect and enhance cultural and historical resources and develop those opportunities, which will enhance the identity of the area.
- Conserve and protect biotic resources found in the natural as well as urbanizing environment.

ECONOMIC

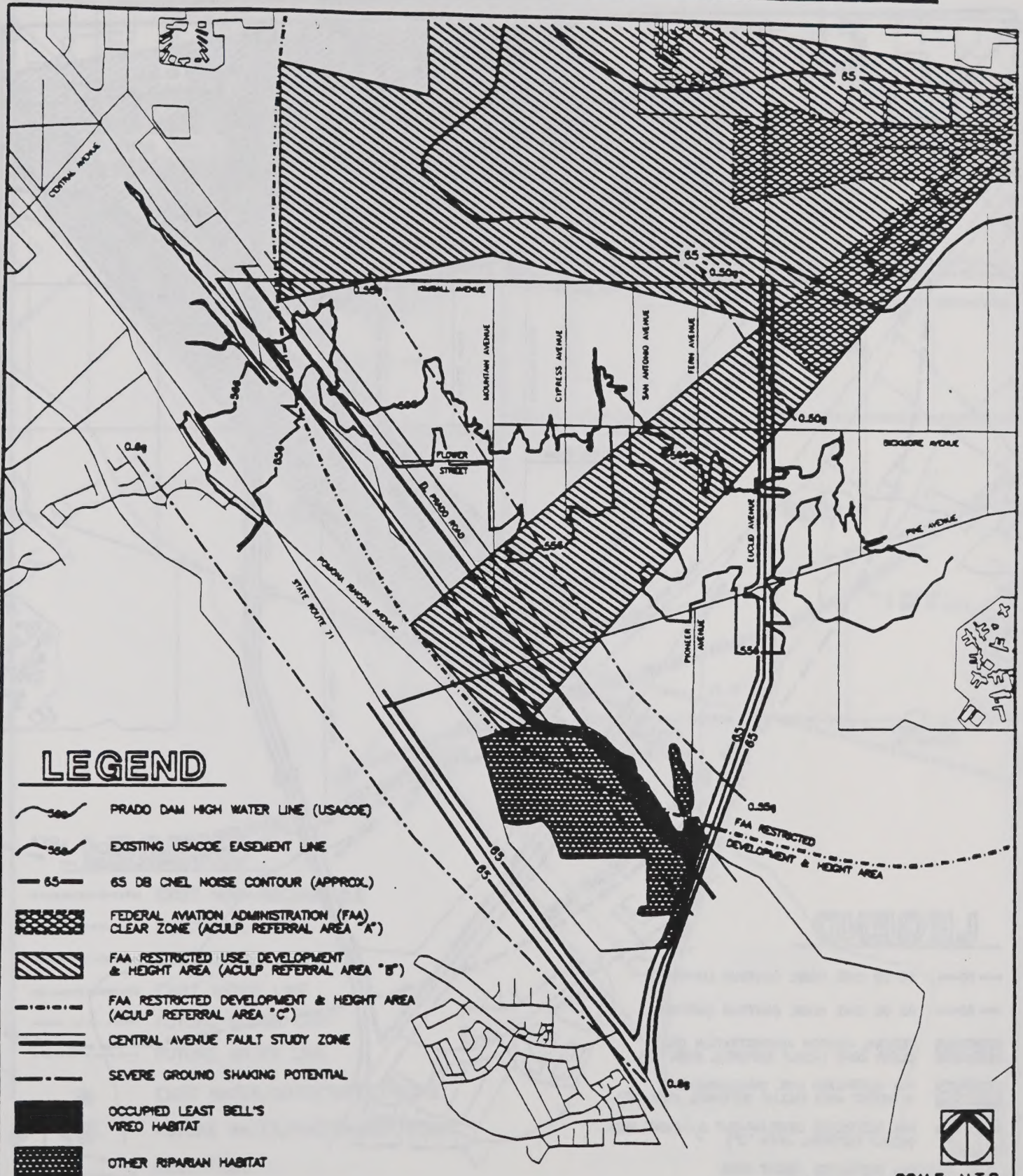
- Formulate a concerted economic development strategy that focuses on revenue generating development opportunities unique to the area.
- Encourage new development that will be compatible with the expanding airport, provide jobs and increase the City's tax base.
- Expand the Chino Valley Recycling Market Development Zone boundaries to include annexation areas.
- Explore the establishment of a redevelopment area to assist with refurbishing/development activities of the airport environs.
- Continue to support dairy activities and interests recognizing this industry as an important economic sector in the area.

PUBLIC SERVICES AND UTILITIES

- Ensure orderly future growth and annexation with provision of adequate public services addressing school, police and fire service availability.
- Ensure new development and timing will not exceed availability of water and waste service, including:
 - Existing Kimball Avenue water line;
 - Planned desalination plant;
 - Reclaimed water distribution system;
 - Non-reclaimable waste lines; and
 - Construction timing of RP-5 by CBMWD.
- Prevent financially burdening property owners who wish to retain agricultural uses, which may be related to financing and maintaining expanded infrastructure.

5-A

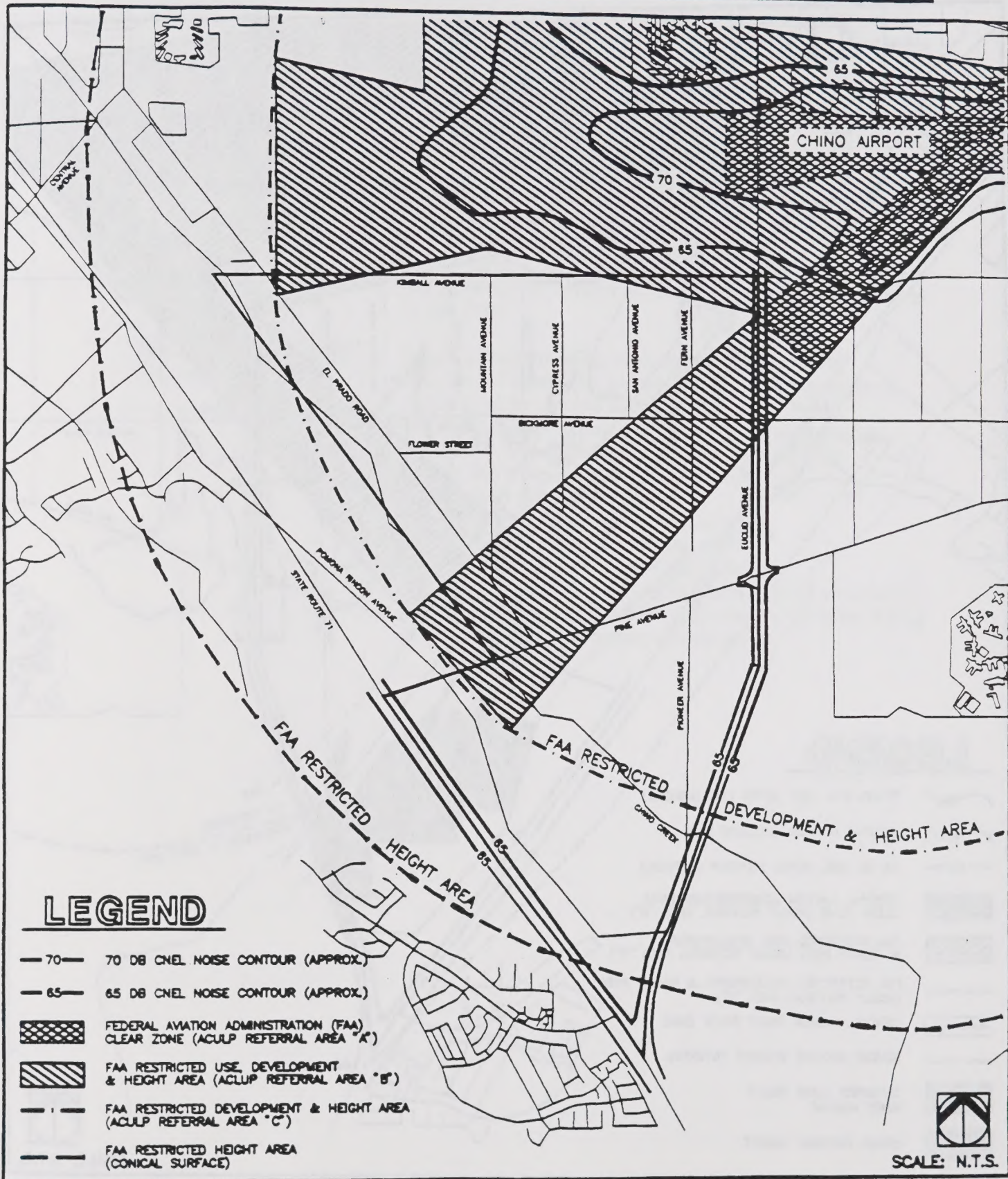
LAND USE COMPOSITE CONSTRAINTS MAP



SPHERE SUBAREA 1 GENERAL PLAN

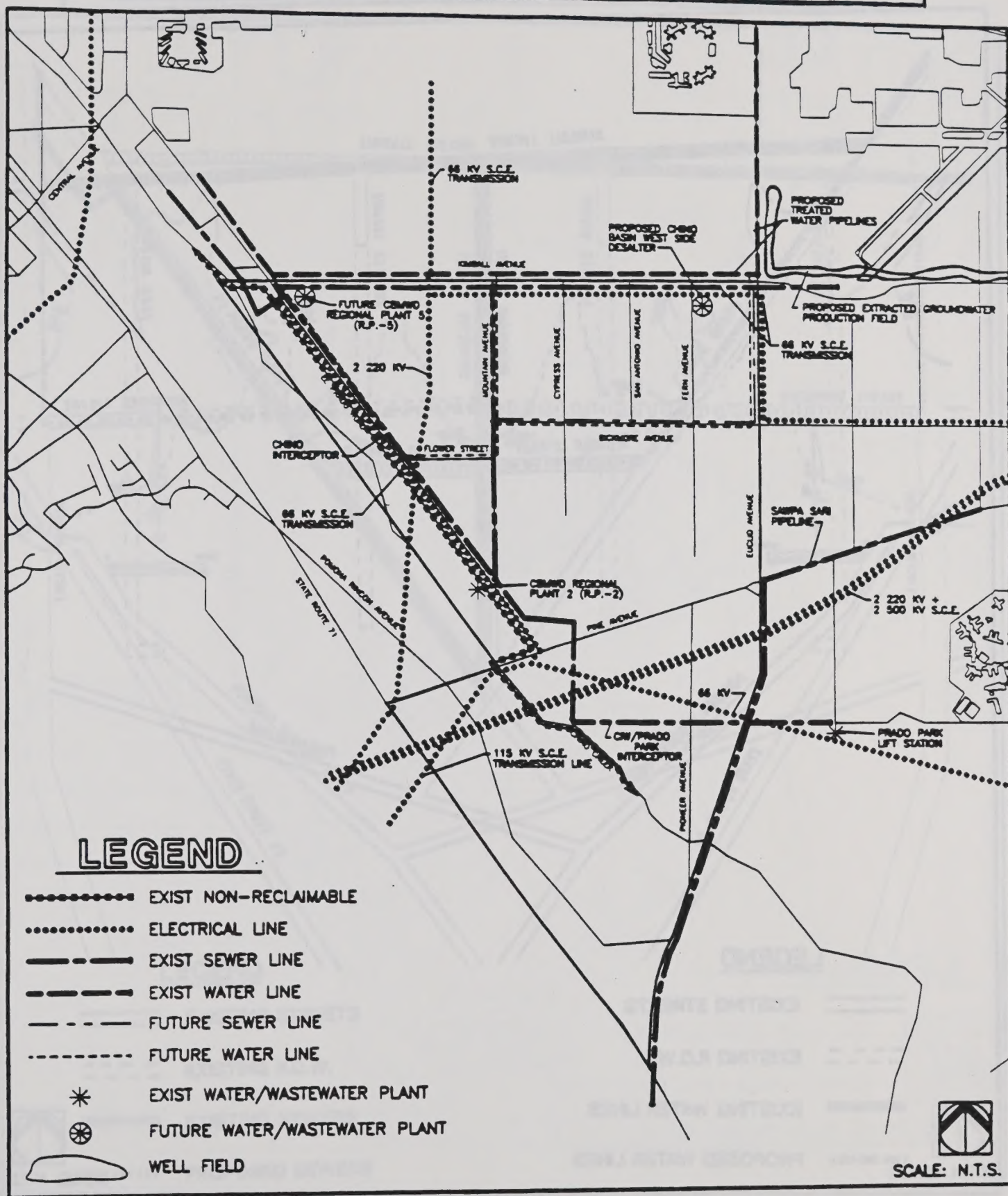
5-B

NOISE/SAFETY CONTOURS



5-C

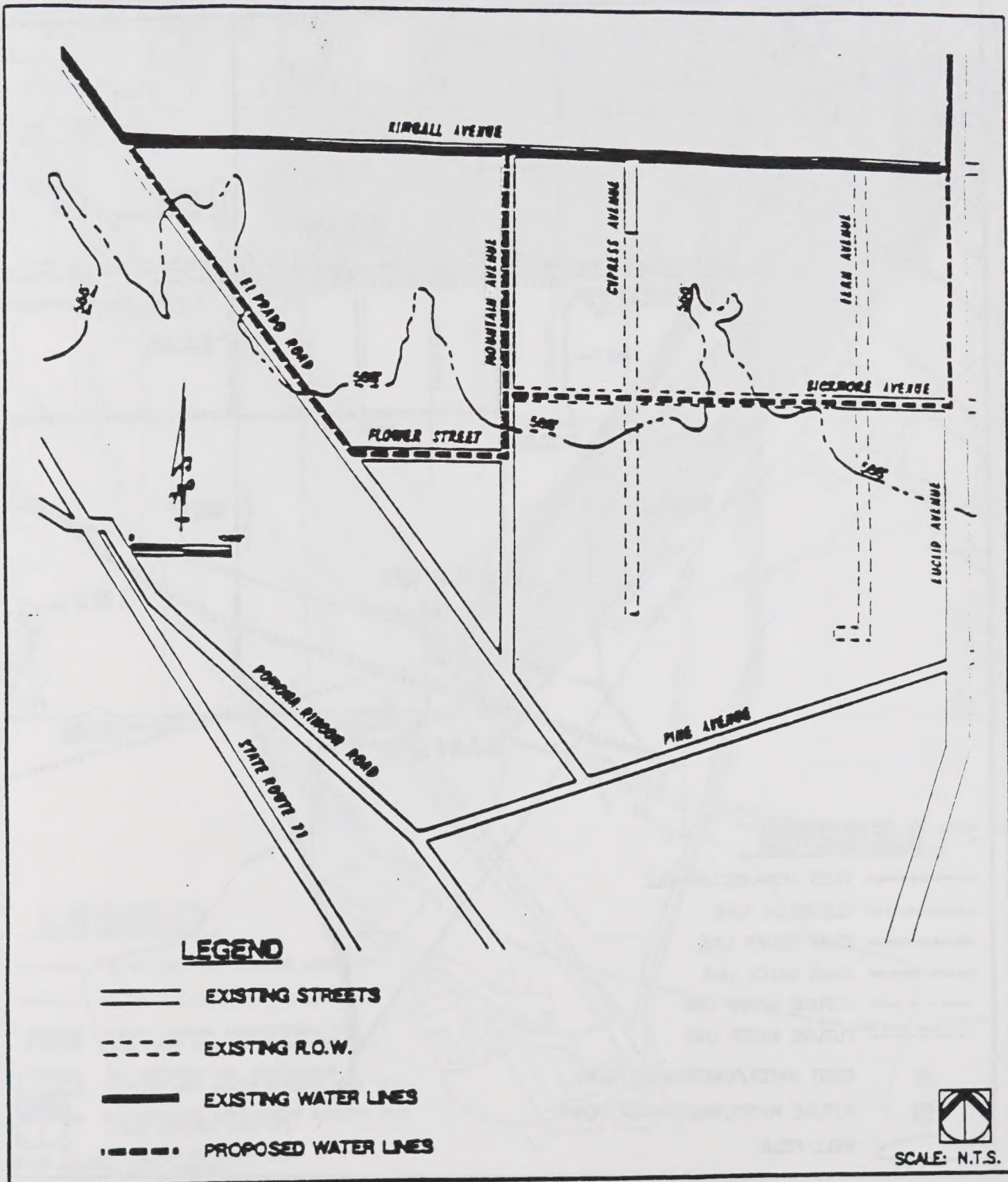
UTILITIES BASE MAP



SPHERE SUBAREA 1 GENERAL PLAN

5-D

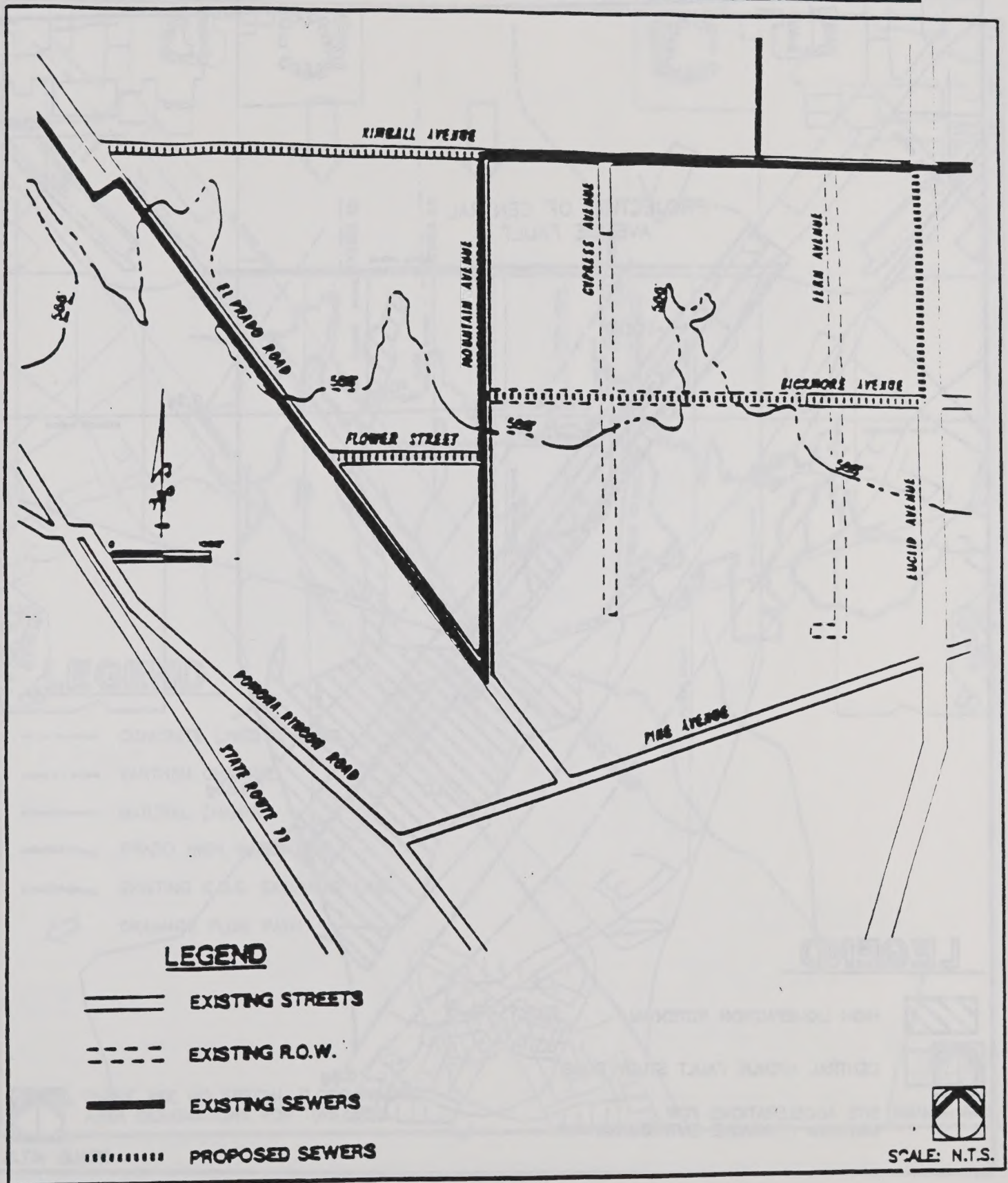
PROPOSED WATER SYSTEM



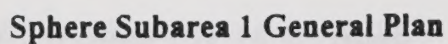
SPHERE SUBAREA 1 GENERAL PLAN

5-E

PROPOSED SEWER SYSTEM



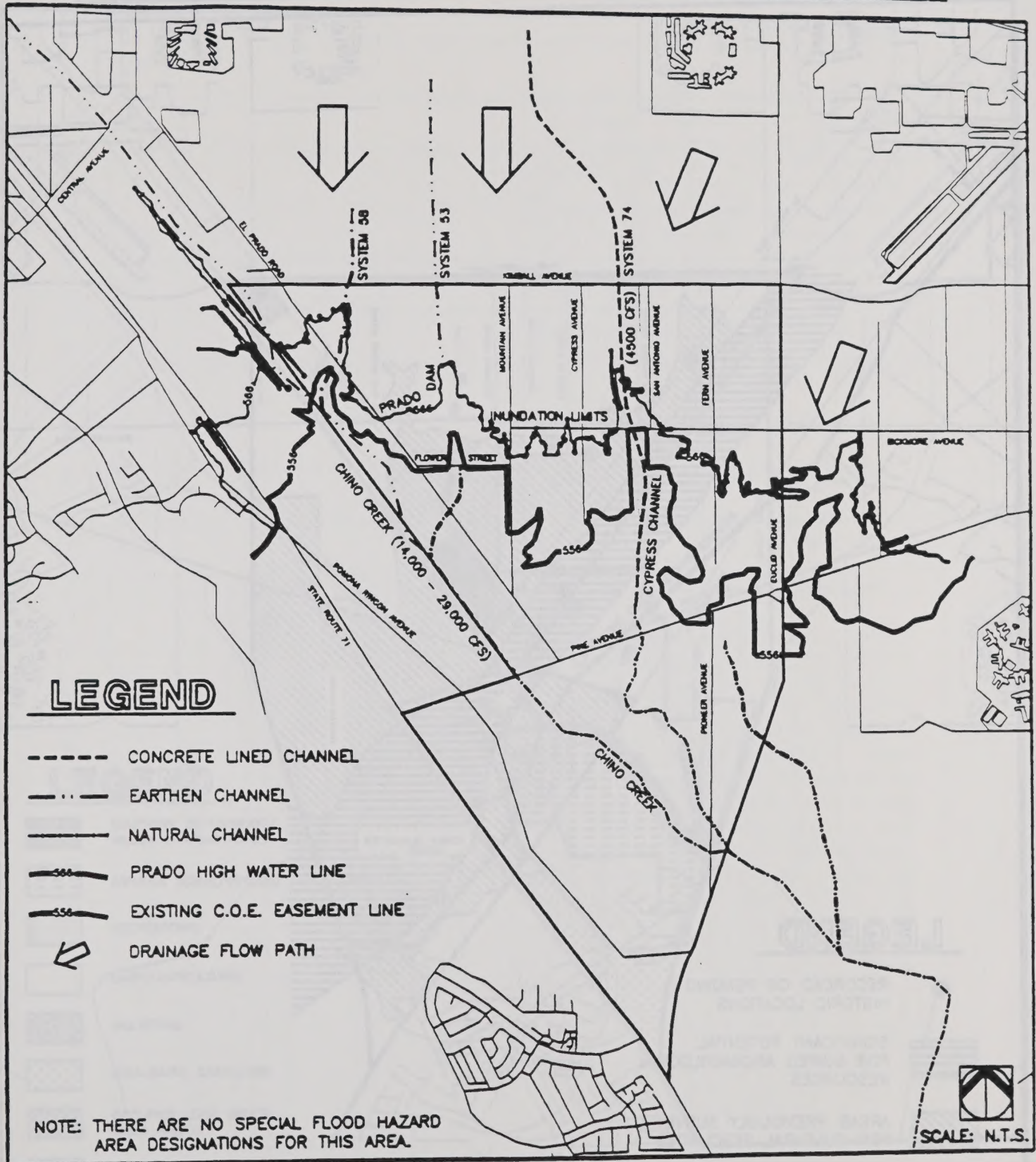
GEOLOGIC CONDITIONS



SPHERE SUBAREA 1 GENERAL PLAN

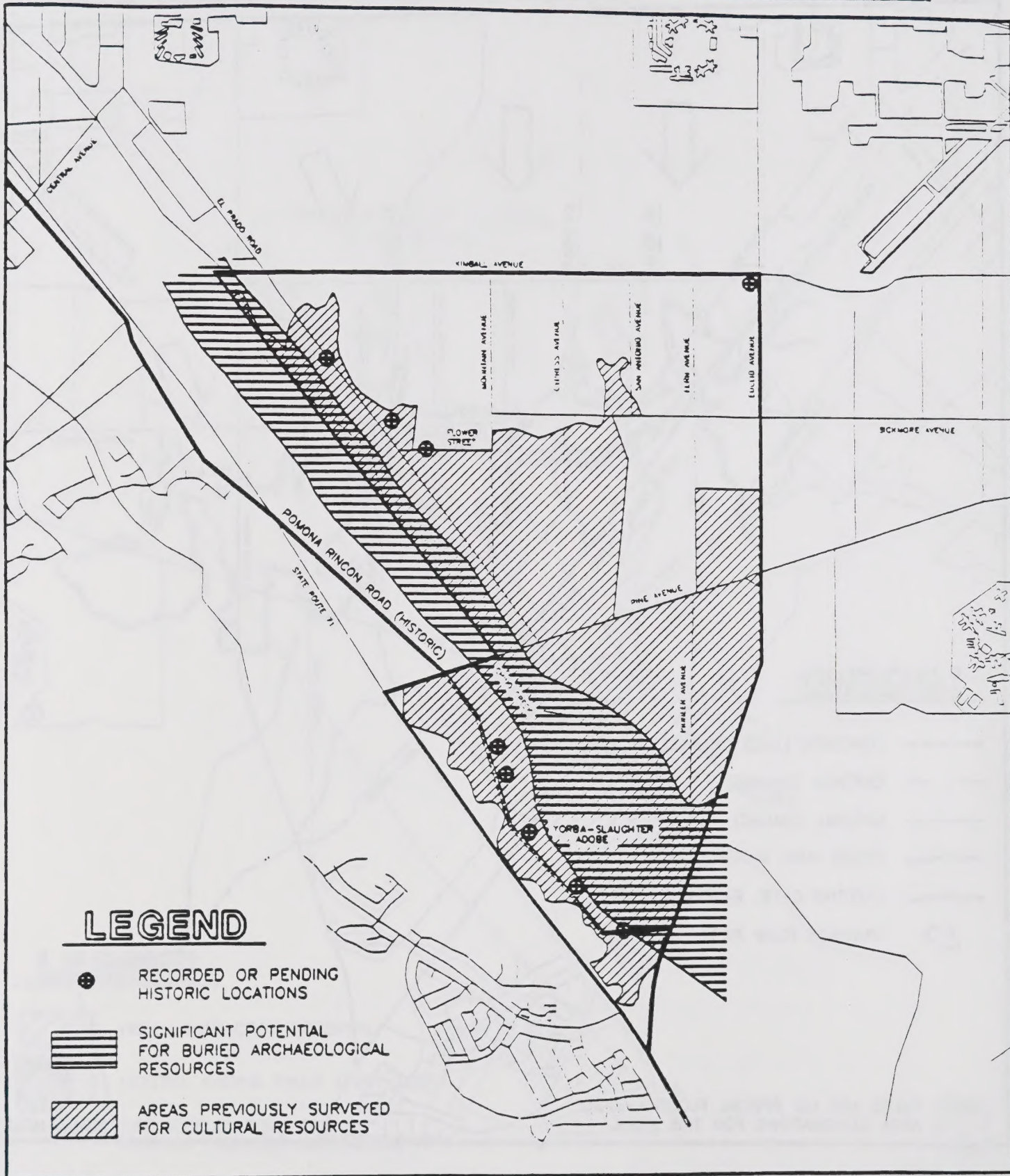
5-G

DRAINAGE



5-H

CULTURAL RESOURCES



LEGEND



RECORDED OR PENDING
HISTORIC LOCATIONS



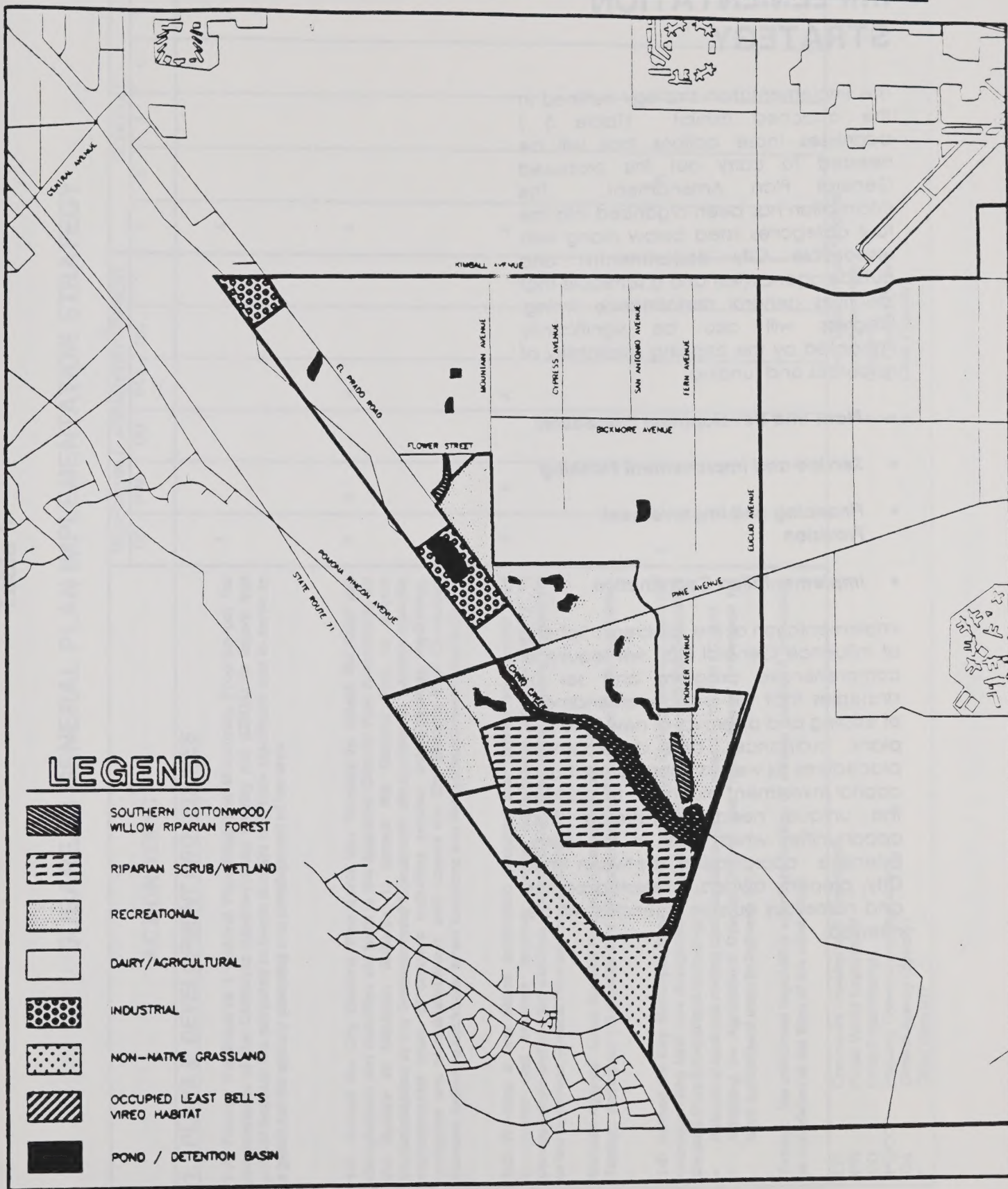
SIGNIFICANT POTENTIAL
FOR BURIED ARCHAEOLOGICAL
RESOURCES



AREAS PREVIOUSLY SURVEYED
FOR CULTURAL RESOURCES

5-1

EXISTING HABITAT



LEGEND

-  SOUTHERN COTTONWOOD/
WILLOW RIPARIAN FOREST
-  RIPARIAN SCRUB/WETLAND
-  RECREATIONAL
-  DAIRY/AGRICULTURAL
-  INDUSTRIAL
-  NON-NATIVE GRASSLAND
-  OCCUPIED LEAST BELL'S
VIREO HABITAT
-  POND / DETENTION BASIN

IMPLEMENTATION STRATEGY

The implementation strategy outlined in the attached exhibit (Table 5) addresses those actions that will be needed to carry out this proposed General Plan Amendment. The information has been organized into the four categories listed below along with responsible City department(s) and outside agency(ies) and a schedule that identifies general performance timing. Progress will also be significantly impacted by the ongoing availability of resources and funding.

- *Plans and Development Procedures*
- *Service and Improvement Planning*
- *Financing and Improvement Provision*
- *Implementation Coordination*

Implementation of the Subarea 1 Sphere of Influence General Plan will require a comprehensive program and set of strategies that will include amendment of existing and approval of new land use plans, ordinances, and development procedures as well as improvement and capital investment planning to address the unique needs, constraints and opportunities which exist in the area. Extensive coordination between the City, property owners, interested parties and numerous outside agencies will be needed.

Table 5

SUBAREA 1 GENERAL PLAN IMPLEMENTATION STRATEGY

ACTION TOPIC	RESPONSIBLE AGENCY/DEPARTMENT						SCHEDULE				
	CD	PW	OD	PC/CC	OA	*	1	2	3	4	5
1. PLANS & DEVELOPMENT PROCEDURES											
1-A. Finalize the Subarea 1 General Plan Mitigation Monitoring Program per the requirements of the California Environmental Quality Act (CEQA) to insure that project impacts are mitigated to levels that are less than significant and to serve as a guide for the orderly planning and development of the area.	X						X				
1-B. Amend the City General Plan Land Use Element to reflect the land use designations and densities set forth in the approved General Plan Amendment for the Sphere of Influence Subarea 1; amend the General Plan to ensure implementation of the Environmental Constraints designation to address specific environmental areas of concern including seismic safety/geology, hydrology, biological and historical/cultural; and, amend the City General Plan Circulation Element including backbone street locations and design/improvement hierarchy.	X	X		X			X				
1-C. Develop a first phase annexation proposal that defines appropriate area boundaries and ensures property owner participation and availability of infrastructure and needed services, and concurrently pre-zone property to conform to the approved General Plan land use designations.	X	X		X			X				
Outside Agency: Local Agency Formation Commission (LAFC) Timing: Anticipate 4-6 months for LAFC processing of City Annexation Application											
1-D. Amend the City Municipal Zoning Code and Official Zoning Map to reflect the corresponding land use designations and densities approved with the Subarea 1 General Plan Amendment including: - Assigning land use zoning classifications for Subareas 1A, 1B and 1C; and - Adopting the Agricultural Overlay District and "right-to-farm" protection for legal agricultural uses in Subarea 1-A. Timing: No additional legislative action pertaining to zoning needed if pre-zoning is completed at the time of the annexation.	X							X			
CD Community Development Department							1	Upon General Plan Adoption			
PW Public Works Department							2	Upon Annexation			
OD Other Department(s)							3	Ongoing			
PC/CC Planning Commission/City Council							4	As Funding Permits			
OA Outside Agency (Specify)							5	Other (Specify)			
* Other (Specify)											

Table 5

SUBAREA 1 GENERAL PLAN IMPLEMENTATION STRATEGY

ACTION TOPIC	RESPONSIBLE AGENCY/DEPARTMENT						SCHEDULE				
	CD	PW	OD	PC/CC	OA	*	1	2	3	4	5
<u>1. PLANS & DEVELOPMENT PROCEDURES (cont.)</u>	X							X			
1-E. Amend the City General Plan and the City Municipal Zoning Code to reflect the Airport Overflight Zoning District as well as: - Updating the airport land use compatibility guidelines as needed; and - Adhering to the appropriate use restrictions and design/development criteria for each airport impact referral area; and - For all projects located within Class D airspace and/or projects within two miles of the airport, a "Noise Impact Notification Area" (NINA) or "Aviation Easement" shall be filed with the deed, stating that the property is subject to noise, vibration, and dust from aircraft. Outside Agency: San Bernardino County Department of Airports Timing: No additional legislative action pertaining to zoning needed if pre-zoning is completed at the time of annexation (see 1-C above)											
1-F. Establishment of a Transfer Station/Material Recovery Facility (TS/MRF) use in the Subarea 1-A Industrial Zone District shall be subject to Special Conditional Use Permit (SCUP) review and approval due to the potential for creating negative traffic, aesthetic and other impacts and the resultant location, site and building design and other requirements which may be needed to adequately address such impacts. Other Department: Administration	X	X	X	X				X	X		
1-G. Ensure that the development review and entitlement permit process shall address the review and approval of the following as applicable: - Geologic/seismic site specific studies; - Biological, historical and archeological resource surveys, impact assessments, and mitigation measures include avoidance or preservation plans; - Traffic impact analyses and implementation measures; - Noise impact analyses and implementation measures; - Storm drain, sewer, water and other utility improvement plans; - Other standard City processing requirements	X	X					X	X			
CD Community Development Department PW Public Works Department OD Other Department(s) PC/CC Planning Commission/City Council OA Outside Agency (Specify) * Other (Specify)											
							1				
							2				
							3				
							4				
							5				

SUBAREA 1 GENERAL PLAN IMPLEMENTATION STRATEGY

ACTION TOPIC	RESPONSIBLE AGENCY/DEPARTMENT						SCHEDULE					
	CD	PW	OD	PC/ CC	OA	*	1	2	3	4	5	
<u>2. SERVICE & IMPROVEMENT PLANNING</u>												
2-A. Refine the Storm Drain Master Plan as prepared by San Bernardino County to ensure that appropriate improvement phasing, interim facilities, and ultimate backbone system needs, including facility location, design and size, are provided; and, assess and implement adequate measures to ensure that storm drainage or flooding degradation occurring from divergent land uses establishing over time are adequately mitigated.		X			X		X			X		
Outside Agency: San Bernardino County Flood												
2-B. Prepare area-wide Water and Sewer Master Plans that address improvement phasing, interim facilities, and ultimate backbone system needs, including facility design, location, and size.		X						X		X		
2-C. Prepare a Street Master Plan based upon the approved Circulation Element General Plan and backbone system to include a secondary street plan, appropriate improvement phasing and interim improvements needed as development occurs and as areas transition from predominately agricultural to urban uses.		X						X		X		
2-D. Prepare a detailed Euclid Avenue Improvement Plan including roadway widths, landscaping, median and trail right-of-way improvements as well as private development frontage design/development criteria including building setbacks and landscaping.	X	X	X					X		X		
Other Department: Community Services												
2-E. Prepare a detailed Trail Master Plan to ensure that trail improvements including type, size and design and linkage improvements are provided.	X	X	X					X		X		
Other Department: Community Services												
2-F. Develop a police and emergency service provision program addressing facility, equipment and personnel needs based upon annexation and development area projected levels of service.			X					X		X		
Other Departments: Administration; Police												
CD	Community Development Department						1	Upon General Plan Adoption				
PW	Public Works Department						2	Upon Annexation				
OD	Other Department(s)						3	Ongoing				
PC/CC	Planning Commission/City Council						4	As Funding Permits				
OA	Outside Agency (Specify)						5	Other (Specify)				
*	Other (Specify)											

Table 5

SUBAREA 1 GENERAL PLAN IMPLEMENTATION STRATEGY

ACTION TOPIC	RESPONSIBLE AGENCY/DEPARTMENT						SCHEDULE				
	CD	PW	OD	PC/CC	OA	*	1	2	3	4	5
<u>3. FINANCING & IMPROVEMENT PROVISION</u>											
3-A. Determine and collect development impact fees as appropriate for needed street facilities, sewer and water facilities, and related infrastructure per the Kimball Avenue Memorandum of Understanding.		X	X								
3-B. Determine storm drainage improvement needs and the applicability of appropriate fees per the Kimball Avenue Memorandum of Understanding.		X	X		X			X			
Outside Agency. San Bernardino County Flood											
3-C. Provide for the formation of special assessment districts to provide for the maintenance of infrastructure and public services; provide for an ongoing street maintenance assessment district or other appropriate mechanism to ensure mitigation of truck traffic impacts on area-wide streets.		X	X					X			
3-D. Develop an ongoing Capital Improvement Program that provides for and prioritizes the construction of needed facilities within the Subarea 1 Sphere of Influence area per the provisions outlined in the Kimball Avenue Memorandum of Understanding and development phasing.		X	X					X	X		
3-E. Explore federal, state and other funding mechanisms and grant programs to assist with the provision of needed infrastructure and public services.		X	X					X	X		
Note: Other Departments generally involved with the above actions: Administration, Finance, Community Services											
CD	Community Development Department										
PW	Public Works Department										
OD	Other Department(s)										
PC/CC	Planning Commission/City Council										
OA	Outside Agency (Specify)										
*	Other (Specify)										
	1 Upon General Plan Adoption 2 Upon Annexation 3 Ongoing 4 As Funding Permits 5 Other (Specify)										

Table 5

SUBAREA 1 GENERAL PLAN IMPLEMENTATION STRATEGY

ACTION TOPIC		RESPONSIBLE AGENCY/DEPARTMENT						SCHEDULE				
		CD	PW	OD	PC/CC	OA	*	1	2	3	4	5
4. IMPLEMENTATION COORDINATION												
4-A. Coordinate with the Chino Valley Independent Fire District to ensure adequate fire and emergency response plans and programs are in place to provide future services to annexed areas including existing facilities and uses and as well as new development. Other Departments: Administration Outside Agency: Chino Valley Independent Fire District				X		X			X	X		
4-B. Support and coordinate sphere activities with agricultural organizations and local dairy operations to ensure compatibility with new establishing uses and related improvement programs and activities. Other Department: Administration Outside Agencies: Milk Producers Council, So. CA Agricultural Land Foundation		X		X						X		
4-C. Support and coordinate open space and preservation activities and expanded or new park recreation uses in the Sphere area by including environmental interests in the planning consultant selection process as well as early on and then throughout the ongoing planning efforts (particularly Subarea No. 2). Other Department: Community Service Outside Agencies/Organizations: Tri-County Conservation League/Endangered Habitats League/Sierra Club; Wildlife Corridor Conservation Authority; San Bernardino County; U. S. Army Corps of Engineers; CA Departments of Fish & Game, Conservation, Parks & Recreation		X		X						X	X	
4-D. Coordinate with local and regional agencies to provide area transportation needs and explore alternative transportation modes such as bicycle, rail and the like. Outside Agencies/Organizations: City of Chino Hills, San Bernardino and Riverside Counties, Caltrans, SANBAG			X							X	X	

CD Community Development Department

PW Public Works Department

OD Other Department(s)

CC/PC City Council/Planning Commission

OA Outside Agency (Specify)

* Other (Specify)

1 Upon General Plan Adoption

2 Upon Annexation

3 Ongoing

4 As Funding Permits

5 Other (Specify)

Table 5

SUBAREA 1 GENERAL PLAN IMPLEMENTATION STRATEGY

ACTION TOPIC	RESPONSIBLE AGENCY/DEPARTMENT						SCHEDULE				
	CD	PW	OD	PC/CC	OA	*	1	2	3	4	5
4. IMPLEMENTATION COORDINATION (cont.)		X			X			X	X		
4-E. Coordinate with appropriate utilities and service providers to identify specific facility needs and related costs including considering funding mechanisms that would allow a coordinated upgrade of services to the area with individual responsibility linked to individual development projects. Outside Agencies/Organizations: Southern California Edison, Southern California Gas Company											
4-F. Coordinate and establish a joint system for notifying landowners and development applicants of the status of the Santa Ana Mainstem Project, and review and approval needs as well as limitations imposed by the Project; and assist property owners where possible in seeking favorable resolution to the Prado Dam Mainstem Project implementation activities. Outside Agencies/Others: Orange County; US Army Corps of Engineers/Property Owners, Development Applicants	X				X	X			X		
4-G. Provide a status report to the Planning Commission and City Council prior to January 1, 2000 to review the status of the Santa Ana River Mainstem Project acquisition program and those properties located within the area below the 566-foot 'high water' water elevation line at which time further recommendations pertaining to the status of the primary agricultural land use designation found in Subarea 1b will be made.	X			X							
4-H. Coordinate with property owners to ensure notification and participation in future annexation, improvement and development activities; and, work with property owners in Subarea 1B who may be interested in exploring mechanisms for future service provision and urbanization conversion. Others: Area Property Owners, Development Applicants	X	X				X			X		
CD Community Development Department							1	Upon General Plan Adoption			
PW Public Works Department							2	Upon Annexation			
OD Other Department(s)							3	Ongoing			
PC/CC Planning Commission/City Council							4	As Funding Permits			
OA Outside Agency (Specify)							5	Other (Specify)			
* Other (Specify)											

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